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JAMAICA PLAIN - MISSION HILL

PARKS STUDY

(DRAFT)

Boston Redevelopment Authority
Planning Department

February, 1973

*Mission Hill
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FEBRUARY, 1973

JAMAICA PLAIN-MISSION HILL PARKS STUDY
(DRAFT)

Boston Redevelopment Authority
Planning Department

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Jamaica Plain-Mission Hill Parks Study

Summary of Major Findings and Recommendations

Major Findings

1. Jamaica Plain-Mission Hill District has few local recreational facilities within its boundaries, especially south of Centre and Perkins Streets. The district depends heavily on city-wide parks (Olmsted, Arnold Arboretum and Franklin Park) to provide for much of its open space needs.
2. While the district is well-served by major parks and to a lesser degree by playfields, such as Jefferson and Murphy, there are large portions unserved by playgrounds and local parks (especially for the elderly, a growing age segment of Jamaica Plain-Mission Hill's population).

Use by a community of playgrounds and local parks is tied closely to distance and access factors in the area served. In Jamaica Plain-Mission Hill, major streets (such as Centre and the Jamaica-way) and the Penn Central railroad right-of-way have become barriers to pedestrian movement and tend to limit the catchment service area of local facilities.

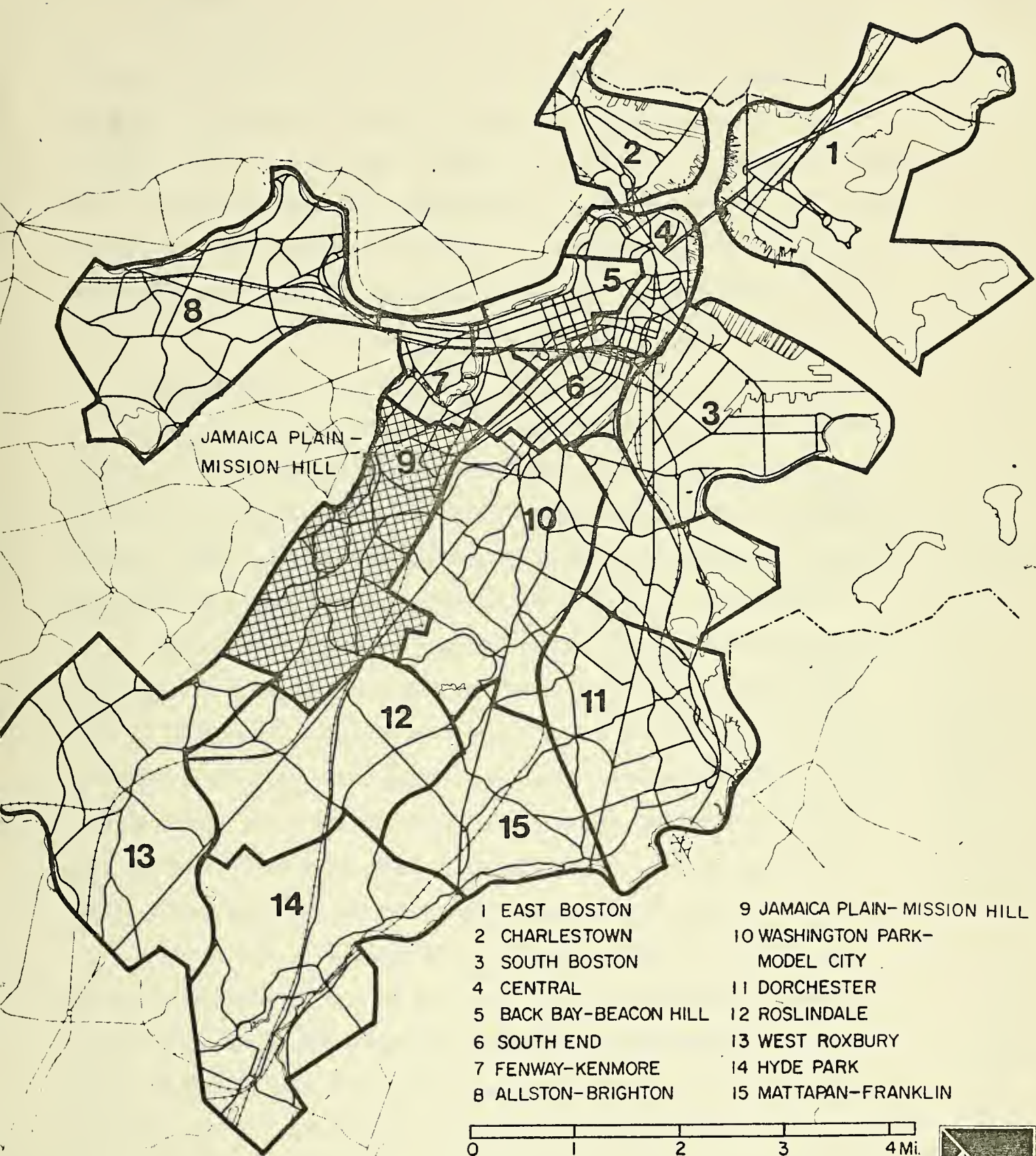
3. With the exception of the major parks on the periphery of Jamaica Plain-Mission Hill, most existing local facilities have little landscape or topographical interest and nearly all are hard paved (outside of play fields).
4. Median family annual income of the district's population is moderate, \$9,000; the northern (Mission Hill) portion is approximately \$8,000; while the Moss Hill-Pond sections approximates \$12,600. The two lowest income areas are Bromley-Heath and Mission Hill public housing projects, with \$4,100 and \$4,500, respectively.
5. Five of the nine local recreation facilities surveyed in Jamaica Plain-Mission Hill appeared to receive poor maintenance. In most need of repair and maintenance are playgrounds in Bromley Heath and Mission Hill public housing projects.
6. Facilities which are needed in the district include passive sitting areas (shaded by trees), diverse and "adventure" play equipment (similar to the play area in the new McLaughlin playground), and larger district-wide oriented facilities such as tennis courts.
7. Available sites for new parks in Jamaica Plain-Mission Hill include seven areas listed in the report.

Recommendations

1. Development of a Major Park Facility. The .96 acre Old Agassiz School site at Burroughs and Brewer Streets is within built-up portion of the district needing a local park facility. It is recommended that most of the site be designated as a park (four

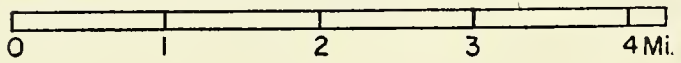
sketches of alternative facility layout are found in Appendix II of the report). If possible, a combination of active and passive facilities should be developed. The population of the area shows a high proportion of elderly and, while the proportion of children 0-14 years is low (18%) for the Pond section, over 100 children have been counted in the locale bounded by Centre, Burroughs, Brewer, and Eliot Streets (who are not currently served by a playground).

2. Development of Recreation and Open Space in Southwest Corridor. The population along the Southwest Corridor has been burdened by the indecision of the State DPW over the last 10 years with regard to construction of I-95 (Southwest Expressway). The wasteland in the right-of-way has led to blighted homes on both sides and has taken a particularly heavy toll in Jamaica Plain. To lessen the impact of the cleared land's deteriorated condition, it is recommended that the State DPW or MDC be prevailed upon to develop a 36,000 sq. ft. site along Lamartine Street (see map in report) for a local recreation facility.
3. Development of Play Area. A city-owned informal play area is currently at 54-56 Paul Gore Street, a .74 acre, mostly level lot. It is recommended that play equipment be installed on this site and an additional 14,000 sq. ft. along Paul Gore Street be acquired next to the site (to the west) for an expanded park or playground.
4. Improvement to Existing Facilities. A listing of improvements required in each local facility is found in Appendix I of the report. Most in need of upgrading and improved maintenance are the Bromley Heath and Mission Hill Housing project facilities. A large concentration of children ages 0-14 coincides with these two projects, indicating that playgrounds and play lots there should be in demand if improvements occurred.



JAMAICA PLAIN -
MISSION HILL

- | | |
|------------------------|-----------------------------------|
| 1 EAST BOSTON | 9 JAMAICA PLAIN- MISSION HILL |
| 2 CHARLESTOWN | 10 WASHINGTON PARK-
MODEL CITY |
| 3 SOUTH BOSTON | 11 DORCHESTER |
| 4 CENTRAL | 12 ROSLINDALE |
| 5 BACK BAY-BEACON HILL | 13 WEST ROXBURY |
| 6 SOUTH END | 14 HYDE PARK |
| 7 FENWAY-KENMORE | 15 MATTAPAN-FRANKLIN |
| 8 ALLSTON-BRIGHTON | |



I. INTRODUCTION

A. Purpose

This report has been prepared by the Boston Redevelopment Authority Planning Department at the request of the Public Facilities Department for the purpose of examining public open space facilities in Jamaica Plain-Mission Hill District in order to detail specific needs, recommend improvements, and propose new facilities for the District. This report was also initiated to respond to the immediate question--what should become of the 14 Burroughs Street site, now vacant and once the location of the Old Agassiz School.

B. The District

Jamaica Plain-Mission Hill is located southwest of Boston's downtown (see Map). It is bounded by three parks (Olmsted, Franklin, and the Arnold Arboretum); an institutional area (the Fenway); the Penn Central (Southwest) railroad right-of-way; and several major residential communities including Washington Park-Model Cities, Roslindale, West Roxbury, and Brookline.

Population in Jamaica Plain-Mission Hill has been decreasing since 1950 when it was 59,015. Its 1970 population was 44,497 (a drop of 25% over its 1950 level). Population composition has also shifted in the last 20 years. The numbers and proportion of 20-24 year olds and elderly persons have increased, while the numbers of middle-income families and homeowners have declined. The latter trend is perhaps the most threatening to the district from the viewpoint of preserving its residential character.

Median family income in 1970 for Jamaica Plain-Mission Hill was \$8,907, slightly below that of the City. However, the number of families earning less than \$5,000 annually exceeded the City percentage. Bromley Heath and Mission Hill public housing projects are within census tracts in which over 40% of total families annually earn below \$5,000.

Housing within Jamaica Plain-Mission Hill corresponds closely to the prevailing two and three family zoning in the district, although there are a number of exceptions such as the public housing projects that exceed this zoning maximum. Areas surrounding Jamaica Pond, on the other hand, generally contain one family homes on larger lots and show residential densities below the district-wide average (8.8 units per acre).

In 1970, Jamaica Plain-Mission Hill contained 16,558 housing units: 41% single family and 59% multi-family. The condition of most housing is fair to good, although there are a number of pockets of deteriorated housing. Areas in sound condition include Moss Hill and the Pond neighborhoods, both located in the western portion of the district close to Jamaica Pond, the Arnold Arboretum and Brookline's Larz Anderson's Park. Deteriorated housing is concentrated in and adjacent to the Penn Central (southwest) right-of-way and includes Bromley Heath and Mission Hill public housing projects and the Back of Mission Hill--an area of institutional land banking. It is not a coincidence that areas in sound condition are also near large parks and substandard areas are furthest away from parks.

II. NEIGHBORHOOD ANALYSIS

Much of the overall diversity of Jamaica Plain-Mission Hill can be understood better through analysis of the district's neighborhoods (see Neighborhoods Map). This analysis will also assist in identification of specific recreation and park needs by neighborhood.

(See also Tables 1 and 2 and Population Map)

A. Mission Hill

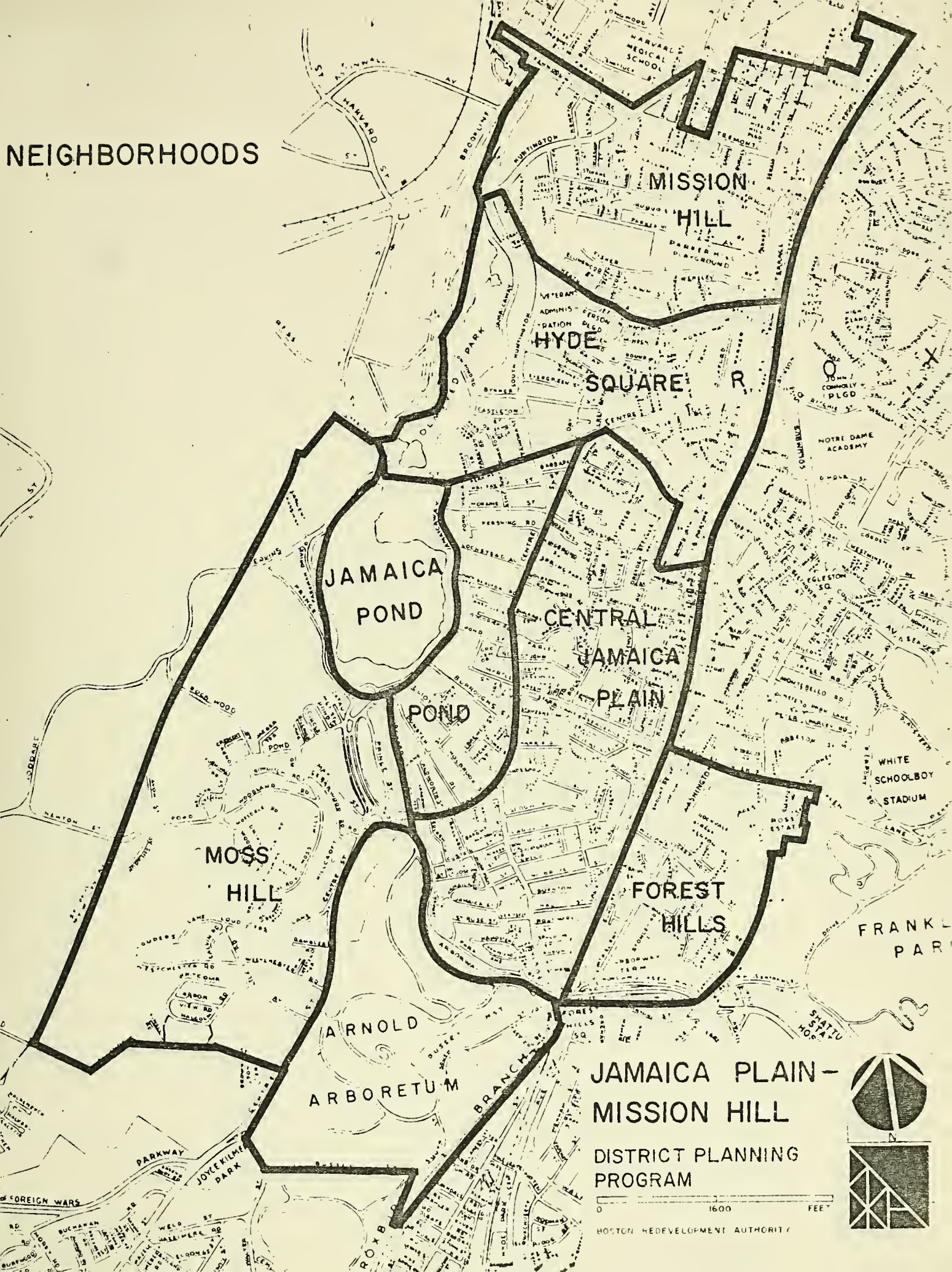
Located in the northern portion of the district, it is a neighborhood having the highest residential density in the district. In 1970, its population was 15,631. The composition of people in Mission Hill has changed in the last 20 years from a closely knit Irish Catholic family residential neighborhood to a heterogeneous community of various age ethnic groups. It is now an area of multi-family homes, apartments inhabited by families, the elderly and a large number of students and young professionals. In addition, the Mission Hill housing project is occupied by 1586 lower income families.

The major negative impact of this population shift is the increased mobility and low income status of much of the population. There is no longer a stabilizing influence in this community.

In comparison to other neighborhoods, Mission Hill has by far the highest percentage of 15-24 year olds (29%), although its percentage of children under 15 years (24%) is close to the district-wide proportion (23%).

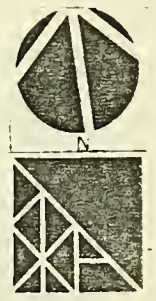
Park facilities in Mission Hill include Parker Hill (McLaughlin) and Mission Hill Playgrounds and the vest-pocket park along Horadan Way. The latter two facilities primarily serve the Mission Hill housing project. The Parker Hill playground is the largest park (11.5 acres) in the district and has recently been improved with the addition of McLaughlin "Cameo" tot

NEIGHBORHOODS

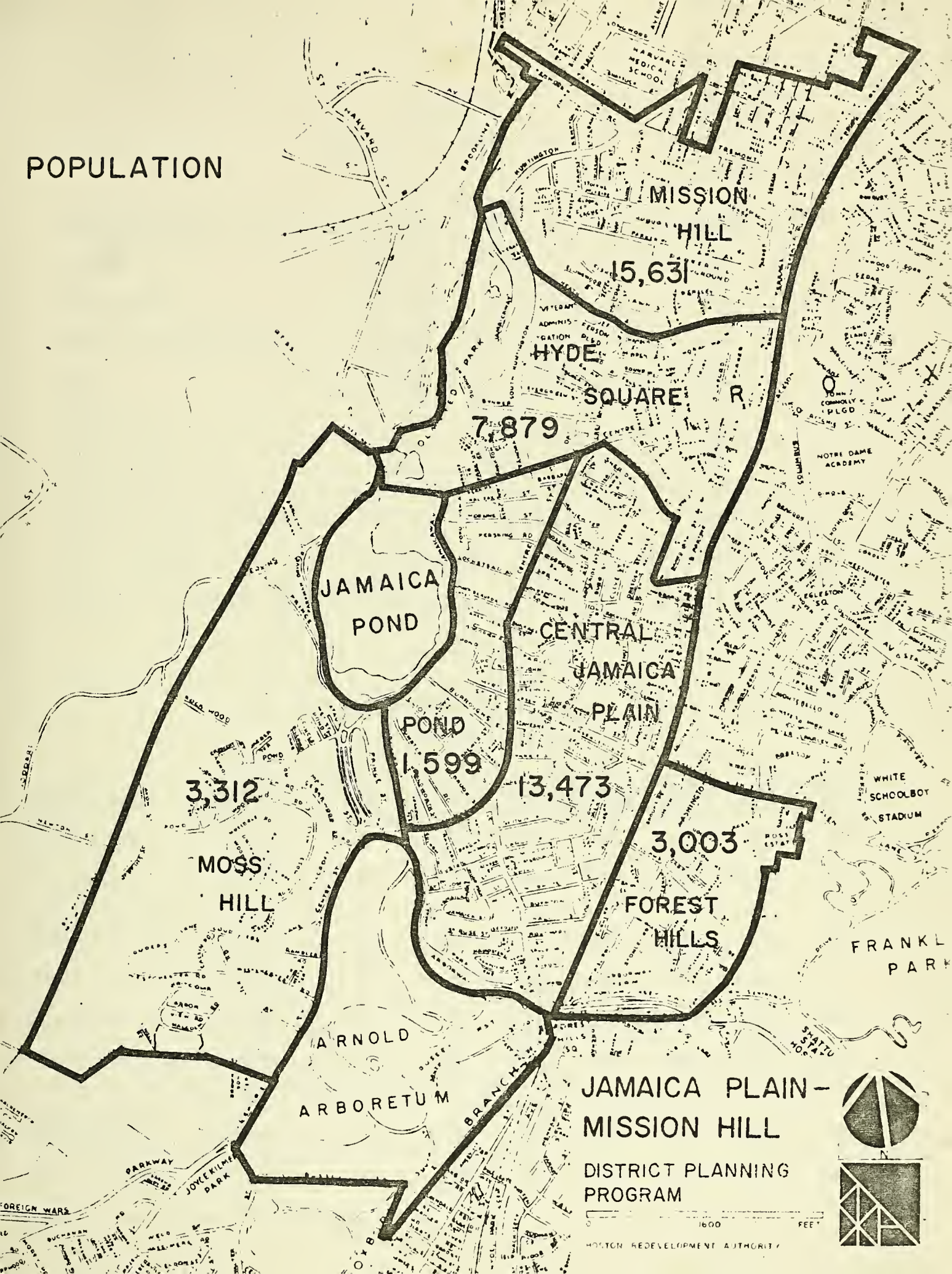


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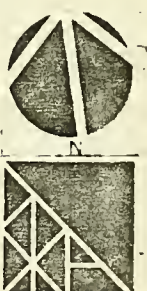
POPULATION



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POPULATION

Jamaica Plain-Mission Hill

Neighborhoods	Population		% Change
	1960	1970	
Mission Hill	16,599	15,631	- 8%
Hyde Square	12,380	7,879	-36%
Central Jamaica Plain	14,830	13,473	- 9%
Pond	3,024	1,599	-47%
Moss Hill	2,632	3,312	+21%
Forest Hills	2,575	3,003	+14%
<hr/>			
JAMAICA PLAIN-MISSION HILL	52,040	44,497	-15%
CITY OF BOSTON	698,081	641,071	- 8%

Source: 1960, 1970 Census of Population.

AGE COMPOSITION

Jamaica Plain-Mission Hill

Neighborhood	Total 1970 Pop.	% of Total Population						
		0-4	5-14	15-19	20-24	25-44	45-64	65+
Mission Hill	15,631	10%	14%	11%	18%	20%	15%	12%
Hyde Square	7,879	7%	14%	9%	10%	22%	23%	15%
Central Jamaica Plain	13,473	7%	16%	7%	9%	21%	22%	17%
Pond	1,599	6%	12%	7%	8%	20%	24%	23%
Moss Hill	3,312	6%	19%	8%	6%	18%	25%	16%
Forest Hills	3,003	10%	15%	7%	13%	23%	20%	11%
<hr/>								
JAMAICA PLAIN-MISSION HILL	44,897	8%	15%	9%	12%	21%	20%	15%
CITY OF BOSTON	641,071	8%	16%	10%	12%	22%	20%	13%

Source: 1970 Census of Population.

area. Mission Hill playground is in need of new facilities. Its almost 3 acre facility has little to offer other than an asphalt ballfield. The small park along Horadan Way (within the Mission Hill project) has more to offer in terms of facilities but is in such poor condition, the park is not really used.

B. Hyde Square

In 1970, Hyde Square had almost 8,000 people. This multi-family residential area (which includes Bromley Heath Housing Project) is experiencing an influx of new upwardly mobile Greek and Spanish (especially Cuban) residents. At the same time, the negative influence of the Bromley Heath project and the Penn Central (Southwest) Corridor threaten the potential upgrading process. Elderly and young professionals are also increasing their percentage of the total population.

The Bromley-Heath project is one of the largest in the city, containing approximately 3,670 people in 1970.

Hyde Square not only has the highest population density of all of the district neighborhoods, but approximately 38% of total occupied units are overcrowded (containing 1.01 persons or greater per room). This is due to the presence of the Bromley Heath project.

Because of overcrowding and high residential density, existing recreational facilities in the neighborhood are heavily used. These facilities include Horan Way and Albert Street playgrounds in Bromley Heath, and Jefferson and Mozart Street Playgrounds. Horan Way and Albert Street are overutilized during peak periods, poorly maintained, and almost all of the recreational equipment is unusable. In contrast, Jefferson and Mozart Street playgrounds are in good condition and offer choices for active

recreation. Current plans for Jefferson include additional floodlighting which should improve safety and a new tot lot. The Mozart Street playground is a new facility, completed under the City's Community Improvement Program and designed primarily for young children. Both Mozart and Jefferson are accessible to Bromley Heath residents, although Mozart also serves the Spanish community south of Centre Street.

C. Central Jamaica Plain

In 1970, Central Jamaica Plain contained approximately 13,500 people. Despite the deteriorating presence of the cleared right-of-way of the Penn Central (Southwest) Corridor, running along the eastern portion of the neighborhood, Central Jamaica Plain has become a stable family residential area. Under the City's Community Improvement Program many residential units have been rehabilitated and needed street improvements completed. While the federally sponsored improvement program has brought stability to the neighborhood, the blighted cleared land in the Southwest Corridor remains as a negative influence on this neighborhood's long-term stability.

Centre Street, which runs along the western boundary of the neighborhood, is both a positive and negative influence. It provides the major shopping for the area; however, a number of underutilized parcels, several cleared and vacant, are located along Centre Street.

Park facilities in Central Jamaica Plain include the Metropolitan District Commission's Johnson and McDeavitt Playgrounds and the City's Murphy Playground. Population composition of this neighborhood shows substantial percentage of children under 15 (23%) and over 65 (17%). Many of these younger and older residents are poorly served by the three existing parks (being further than 1/4 mile away). With the completion of a new

McDeavitt Playground by the MDC, local park needs will be somewhat relieved, except for the portion of the neighborhood north of Green Street closest to Centre Street.

The Murphy Playground (and adjacent New Agassiz School), while in good condition, offers few facilities except for a large open field suitable for softball and sitting areas along the field's periphery. Greater diversity is required to make this 4-acre site more attractive for a variety of age groups. Current plans for the New Agassiz School call for a new tot lot.

The Johnson Playground is adjacent to the Penn Central (Southwest) corridor and, thus, has a substantially reduced drawing area. Unlike McDeavitt, which is also adjacent to the railroad, it is in fairly good condition.

D. Pond

The Pond neighborhood, the smallest with approximately 1600 people, contains a large number of single-family homes and a high percentage of home ownership. While the neighborhood continues to preserve its estate-like character, pressures exist such as the Cabot Estate proposal to develop certain parcels at densities far in excess of present patterns. This pressure may soon also be applied to the Hellenic College 10-20 acre site and to the Children's Museum site (if the museum secures a new downtown location).

While the Pond neighborhood has the lowest proportion of its population under 15 years (18%) and between 15 and 24 years (15%), it shows an unusually large proportion (23%) over 65 years.

The Olmsted Park with its 180 acres, 3 ballfields, 1 tot lot, hiking and biking trails, ponds and passive areas is adjacent to the Pond neighborhood. Olmsted Park, although obviously City-wide in its

service area, acts as a neighborhood park for large sections of the Pond; however, the Jamaicaway serves as a barrier to access from the Pond neighborhood, especially for mothers with young children under 15 years and the elderly. Thus, the park's local service function is somewhat reduced.

Aside from Olmsted Park, the Pond neighborhood contains no local facilities, although the Murphy Playground serves some of the playfield needs of Pond's teenage residents.

E. Moss Hill

While Moss Hill is geographically one of the largest neighborhoods in the district, it contained only 3300 people in 1970 (ranking it as the third smallest neighborhood). Like the Pond neighborhood, Moss Hill contains a large number of single-family homes and a very high percentage of home ownership. Despite trends toward change to multi-family uses in other parts of the district, Moss Hill continues to be a stable family residential neighborhood.

Population composition of Moss Hill is similar to the Pond except that median family income is higher and its residential density far lower.

Moss Hill has no neighborhood park facility except a few school playgrounds which offer little in terms of active recreation facilities. The neighborhood's location on the edge of the Olmsted Park and the Arnold Arboretum provides it with a large amount of open space as well as opportunities to satisfy some local park needs.

F. Forest Hills

This neighborhood is separated from the district's other neighborhoods by the Penn Central (Southwest) right-of-way, even though it is within one mile of the Centre Street Business District. In 1970, Forest

Hills had a population of approximately 3,000 people.

The composition of Forest Hill's population is very similar to district-wide characteristics, although a little younger. In 1970, 25% of its population was under 15 years.

Brookside park is located to the north of this neighborhood and provides for partial playground needs. Nearby Franklin Park provides for some of the passive recreation needs of residents although access to the park is somewhat limited. There is, however, no park facility within the Forest Hills neighborhood.

III. PUBLIC OPEN SPACE INVENTORY

A. Introduction

Public Open Space in Jamaica Plain-Mission Hill can generally be classified into six categories:

1. Major Parks. Facilities of approximately 50 acres or more and including areas for group picnicking, day camping, swimming, winter sports, and other activities; generally facilities for all age groups.

2. Playfields. Facilities usually over 8 acres (but can be smaller) for active organized team sports (softball, baseball, football, basketball, and tennis); a playfield is primarily for teenagers and young adults but may include areas for tots and sitting areas for adults.

3. Playgrounds. Facilities usually between 3-8 acres for active play of children between 5-14 years; primary emphasis is on space and equipment for informal games and play, softball and basketball; often mixed with tot facility and teen gathering area. Large playgrounds (over 6 acres) can be used for baseball and football playfields.

4. Play Areas. Usually 1 acre or less with equipment for small children, sitting areas for adults, and a basketball court for teenagers.

5. School Play Areas. Facilities provided adjacent to schools for school recreation use.

6. Miscellaneous Open Spaces. Usually below 1/2 acre including public squares and semi-public play areas.

B. Jamaica Plain-Mission Hill Inventory

The district's public open space can be placed into six categories (defined above) as follows:

<u>Type of Open Space</u>	<u>Number of Facilities</u>	<u>Total Combined Acreage</u>
Major Parks	3	470.0
Playfields	4	22.8
Playgrounds	7	5.9
Play Areas	3	1.2
School Play Areas	9	8.8
Miscellaneous Open Spaces	<u>3</u>	<u>0.4</u>
	29	509.1

IV. PARK STANDARDS

A. Open Space Evaluation Standards

1. Physical Space Standards. These standards describe optimum amounts of open space in relation to population served; often stated as acres per 1,000 population. As developed in the 1968 BRA Planning staff report, Boston Local Public Open Space--The Existing Resources and Needs, approximately 1 acre of local recreation space should be provided for each 1,000 population. This standard was originally developed for the City of Philadelphia and is approximately 20% of the recommended standards of the National Recreation Association.

Based on the City of Philadelphia's standards, Jamaica Plain-Mission Hill's 44,497 population should be served by a local park system of not less than 44 acres. In fact, the district's local facilities total 39 acres which is only 5 acres less than the minimum.

The limitation of these quantitative physical standards is that they fail to account for accessibility of facilities and social needs of the particular population.

2. Service Area Standards. These standards rely on time and distance factors to determine a reasonable catchment area which can be served by a particular facility. Nuisances and barriers (such as major roads) affect the time and distance required to get to a facility and are used to adjust and refine catchment area boundaries.

The following maps (major parks, playfields, playgrounds and play areas) indicate approximate service areas for each open space facility within Jamaica Plain-Mission Hill; unserved areas are outlined on these maps. In addition, physical barriers are plotted to show their influence on service area boundaries. The major barriers in Jamaica Plain-Mission

Hill are the Jamaicaway, Centre Street, and the Penn Central (Southwest) right-of-way. These barriers are a particular nuisance to mothers and young children from using facilities on the opposite sides.

With the exception of areas affected by barriers, poorly served areas for playgrounds were considered beyond 1/2 mile radius of the facility, for playfields beyond 1/2 mile, and for a major park beyond 1 1/2 miles. The general conclusion to be drawn is that portions of the district are unserved by playground and playfield facilities.

3. Social Need Standards. Various types of socio-economic factors affect the kinds and quantity of open space which need to be provided in a community. Jamaica Plain-Mission Hill has some densely settled areas with few single unit structures and concentrations of lower income families. There are also some areas, particularly in the northern portion, with a large number of children under 18.

While the overall family income level of Jamaica Plain-Mission Hill is just below the city-wide average, there are many pockets of low income families (especially around the public housing projects) with overcrowded units, having more than one person to a room. These same areas have a high number of working mothers.

All of these social factors (family income, density, room crowding, single unit structures, working mothers, and young age composition) are used to evaluate and further refine the need for recreation in a particular area.

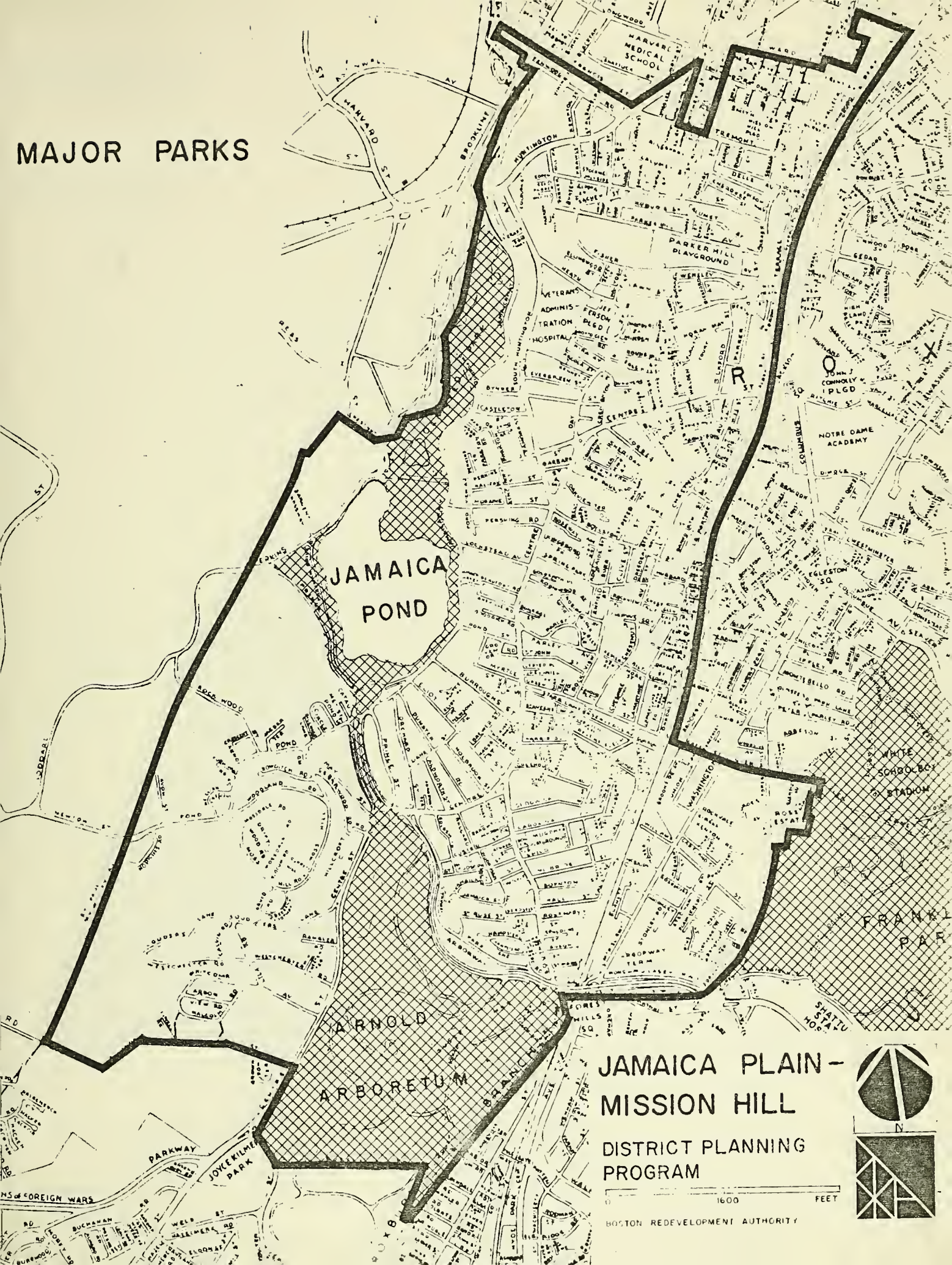
B. Conclusions

By combining the three methods described above, certain conclusions can be made, as follows:

1. Some areas of Jamaica Plain-Mission Hill are not presently served by an adequate amount of public open space; areas served often suffer from access problems to facilities; and social factors present in the district are important indicators of the needs of the particular areas and population groups.

2. Jamaica Plain-Mission Hill has proportionately about the same amount of open space compared to the City as a whole.

MAJOR PARKS

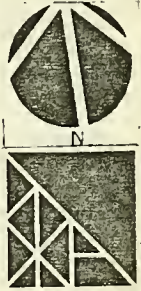


JAMAICA
POND

ARNOLD
ARBORETUM

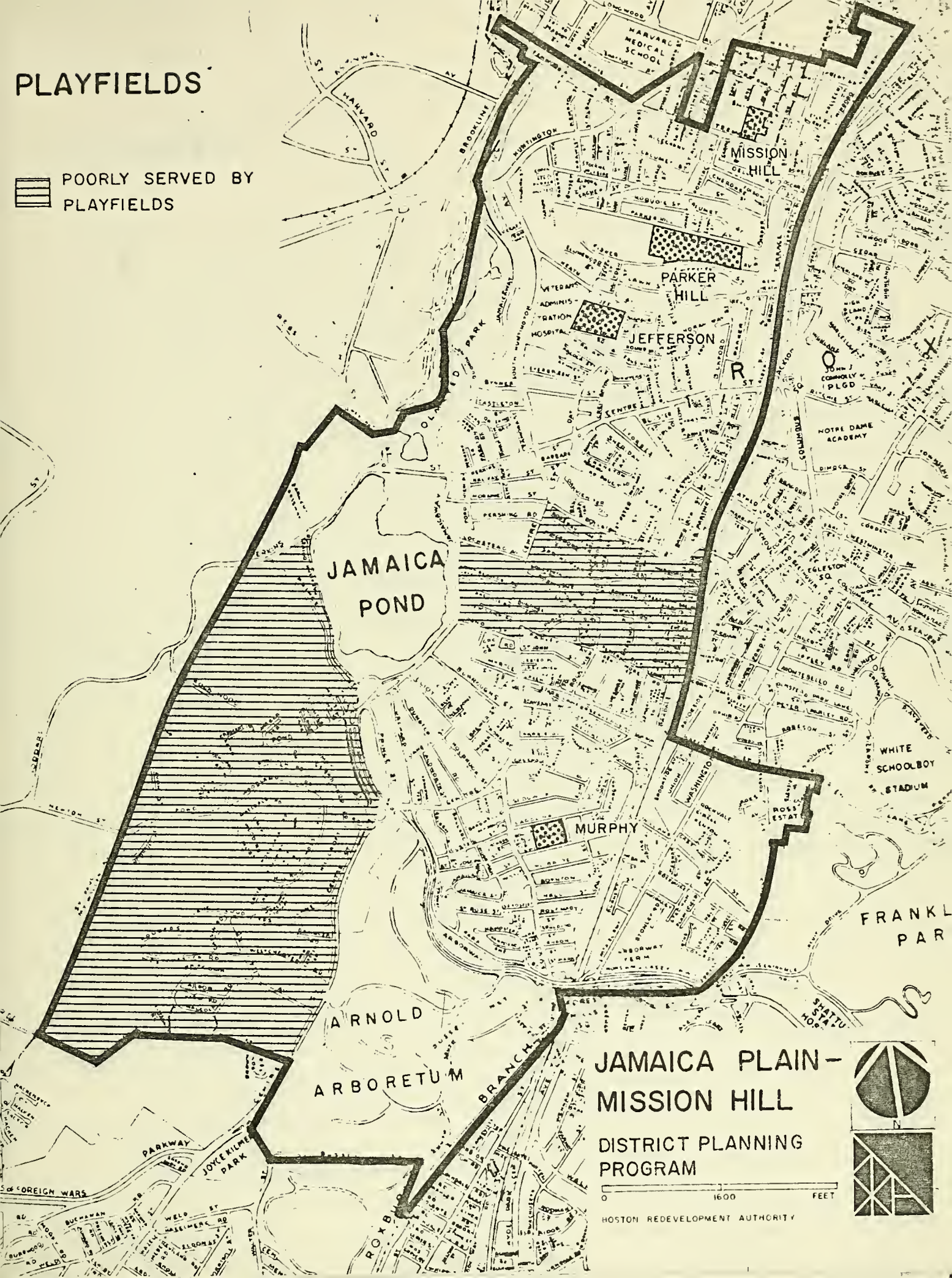
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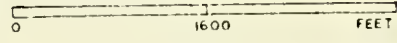


PLAYFIELDS

 POORLY SERVED BY PLAYFIELDS



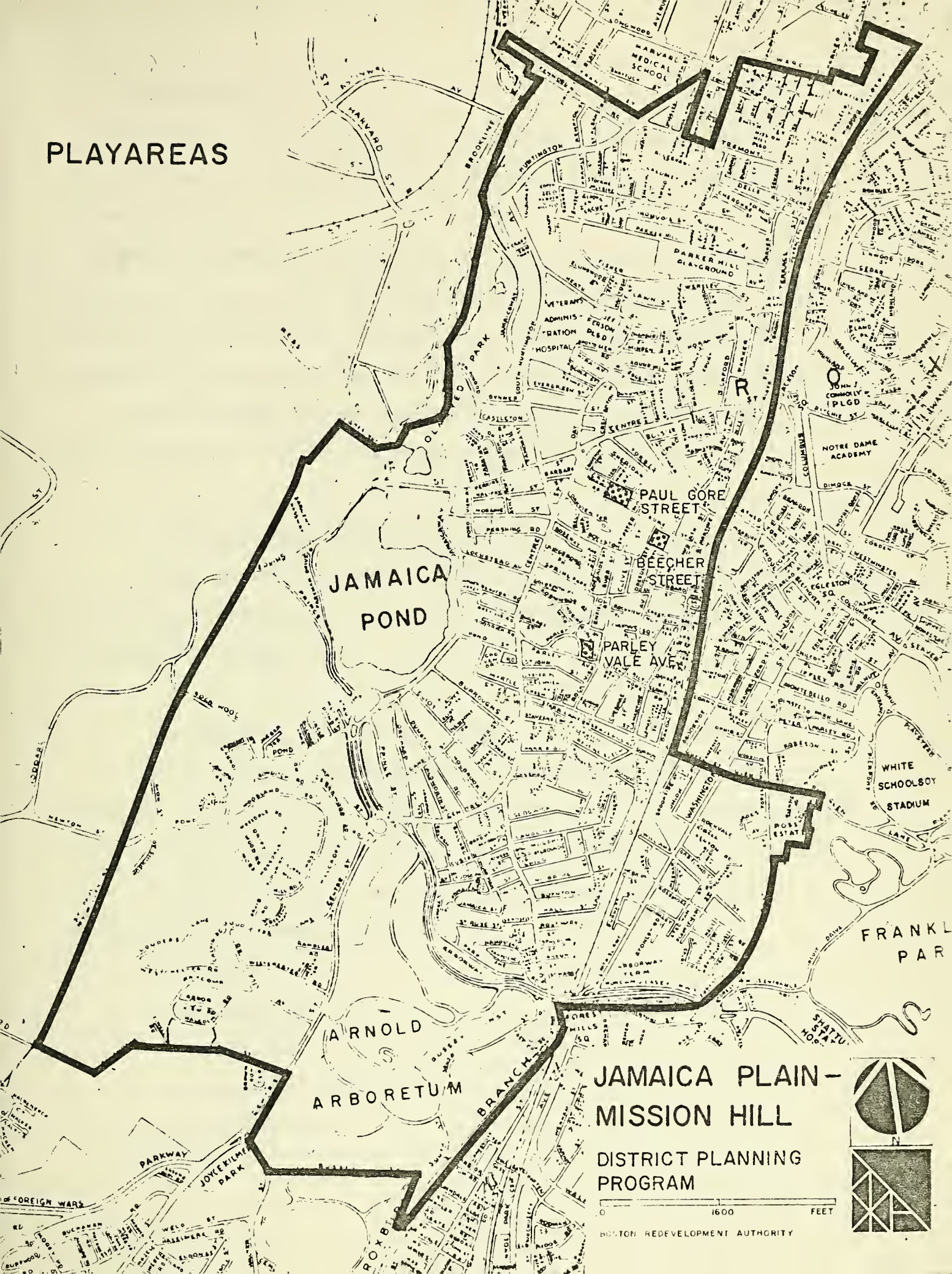
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PLAYAREAS



JAMAICA
POND

PAUL GORE
STREET

BEECHER
STREET

PARLEY
VALE AVE

ARNOLD
ARBORETUM

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V. RECOMMENDATIONS

This section contains a series of recommendations for consideration by public agencies responsible for open space and for use by interested community groups.

These recommendations are examples of some of the actions that might be taken to improve public open space in Jamaica Plain-Mission Hill. They are made with the hope that a series of priorities can be recognized and scheduled according to the availability of local, state, and federal funds.

These recommended actions are based on the evaluation of existing open space and areas within the district that remain unserved.

A. Improvement to Existing Facilities

Based on public open space inventory in Jamaica Plain-Mission Hill (completed in December, 1972), there are many recreation facilities in need of upgrading (see Appendix I).


B. Development of New Park Facilities


It is clear from the Neighborhood Analysis (Section II) and the inventory of public open space (Section III) that there is a need for additional open space in Jamaica Plain-Mission Hill beyond that now existing or planned.

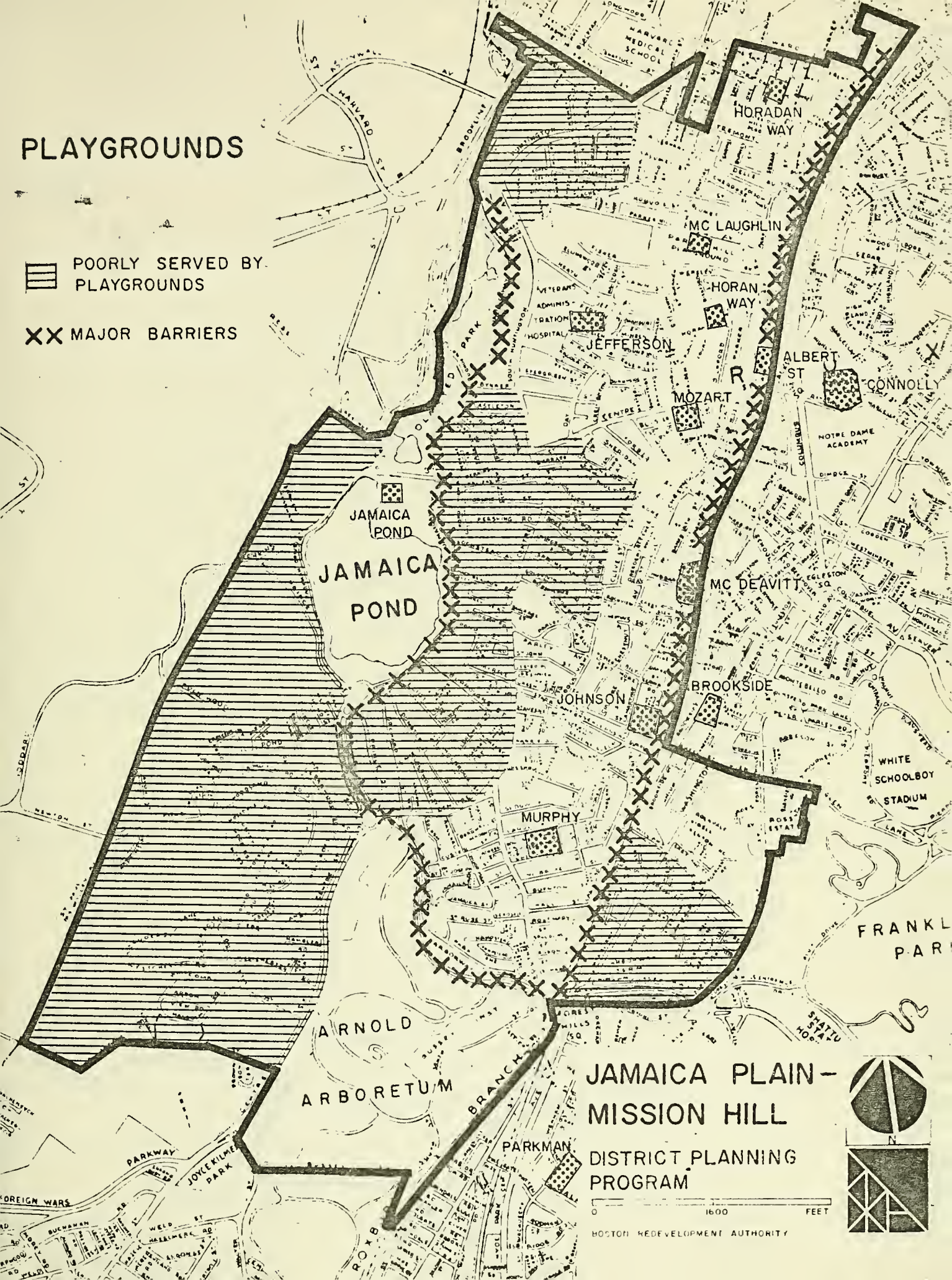
A number of possible park sites (see map) were investigated and analyzed by the following criteria:

- Size
- Availability
- Service Area
- Surrounding Uses
- Site Character

PLAYGROUNDS

 POORLY SERVED BY PLAYGROUNDS

 MAJOR BARRIERS



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POSSIBLE PARK SITES



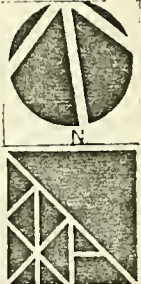
JAMAICA POND

ARNOLD ARBORETUM

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Of the seven sites investigated, three are recommended for immediate park development. (See analysis of the remaining four sites in Appendix III)

1. Major Park Recommendation

The Old Agassiz School Site (.96 acres) at Burroughs and Brewer Streets in the Pond Neighborhood (see map) is an unusually fine site to be located in such a built-up portion of the district. It is recommended that this site be given a high priority for park development. As the site is in City ownership, no acquisition is needed.

The site is adjacent to the Centre Street business district and to residences on two sides. The closest park facilities are Jamaica Pond and Murphy Playground (both 1/4 mile away). While these parks are within walking distance for most age groups, the Jamaica way and Centre Street are barriers to mothers with young children and to the elderly.

Population in the area shows an unusually high proportion of the elderly (23%) and a low proportion of children under 15 years (18%), although a resident in the area has completed a count of children in the locale bounded by Centre, Burroughs, Brewer, and Eliot Streets and has found 120 children.

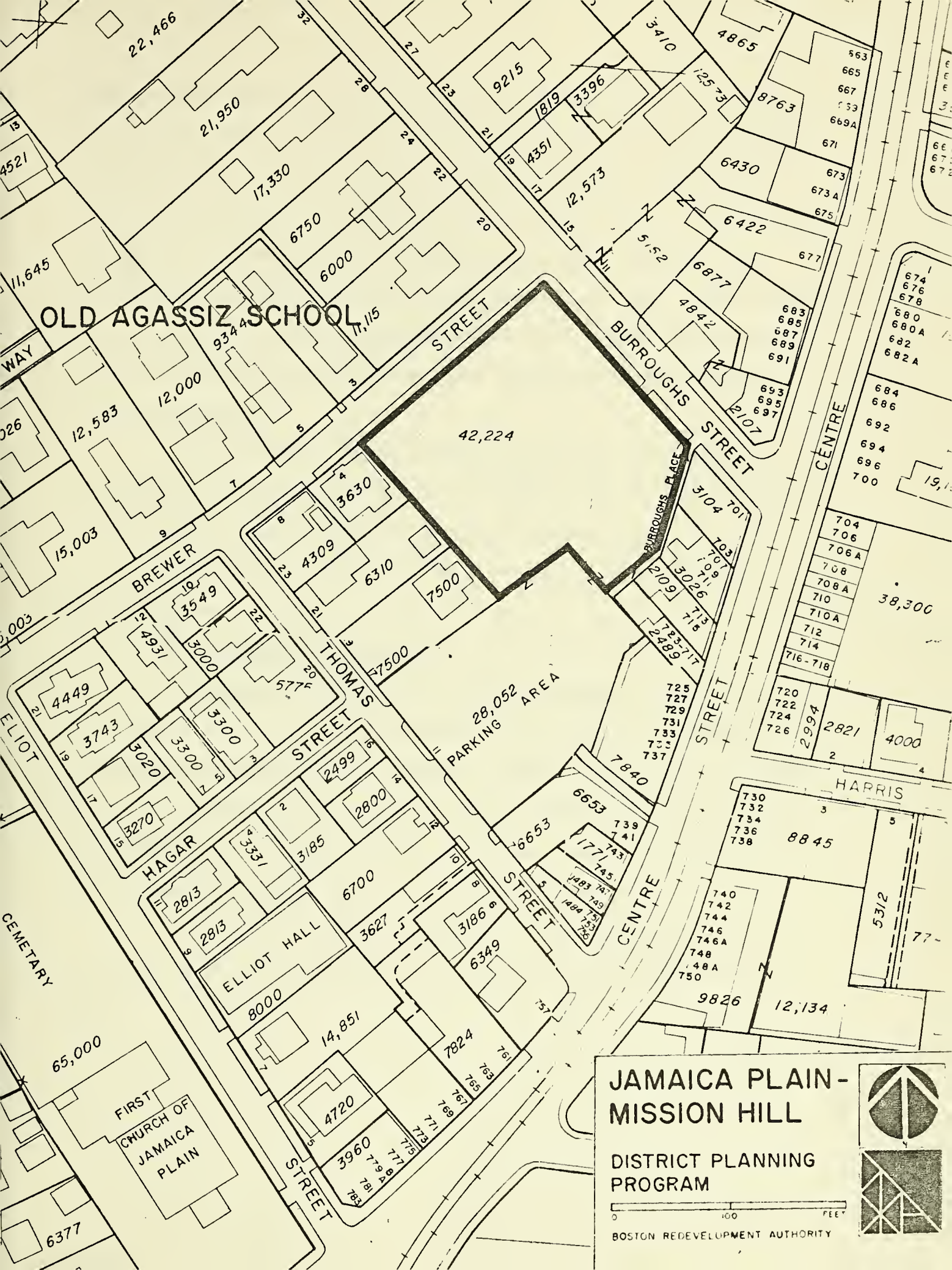
Overcrowding is also evident in a portion of the area close to the Old Agassiz Site (bounded by the Jamaica way, Eliot, Orchard, and Centre Streets). The 1970 census reported 11% of total occupied units in this area as being overcrowded (1.51 or more persons per room).

(See Appendix II for a site analysis of the Old Agassiz School Site)

2. Interim Park Recommendation

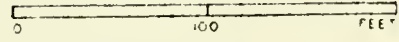
The neighborhood surrounding the Penn Central (Southwest) right-of-way has been heavily impacted by the blighted cleared land and the expressway indecision during the past 10 years. Development of an improved

OLD AGASSIZ SCHOOL

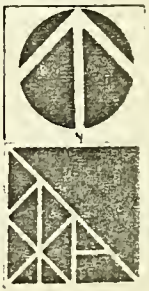


JAMAICA PLAIN- MISSION HILL

DISTRICT PLANNING PROGRAM



BOSTON REDEVELOPMENT AUTHORITY





McDeavitt park in this area south of Boylston Street will be funded by the Metropolitan District Commission. A second park should be considered on a 36,000 square foot site along Lamartine Street (see map). The site is level (mostly owned by the State Department of Public Works - DPW) although it is split by intervening lots not owned by the DPW. Because of the closeness to Bromley Heath public housing project and a very densely settled portion of Jamaica Plain, development of this site for recreation would relieve existing overcrowded recreational facilities (Mozart and Albert Street playgrounds).

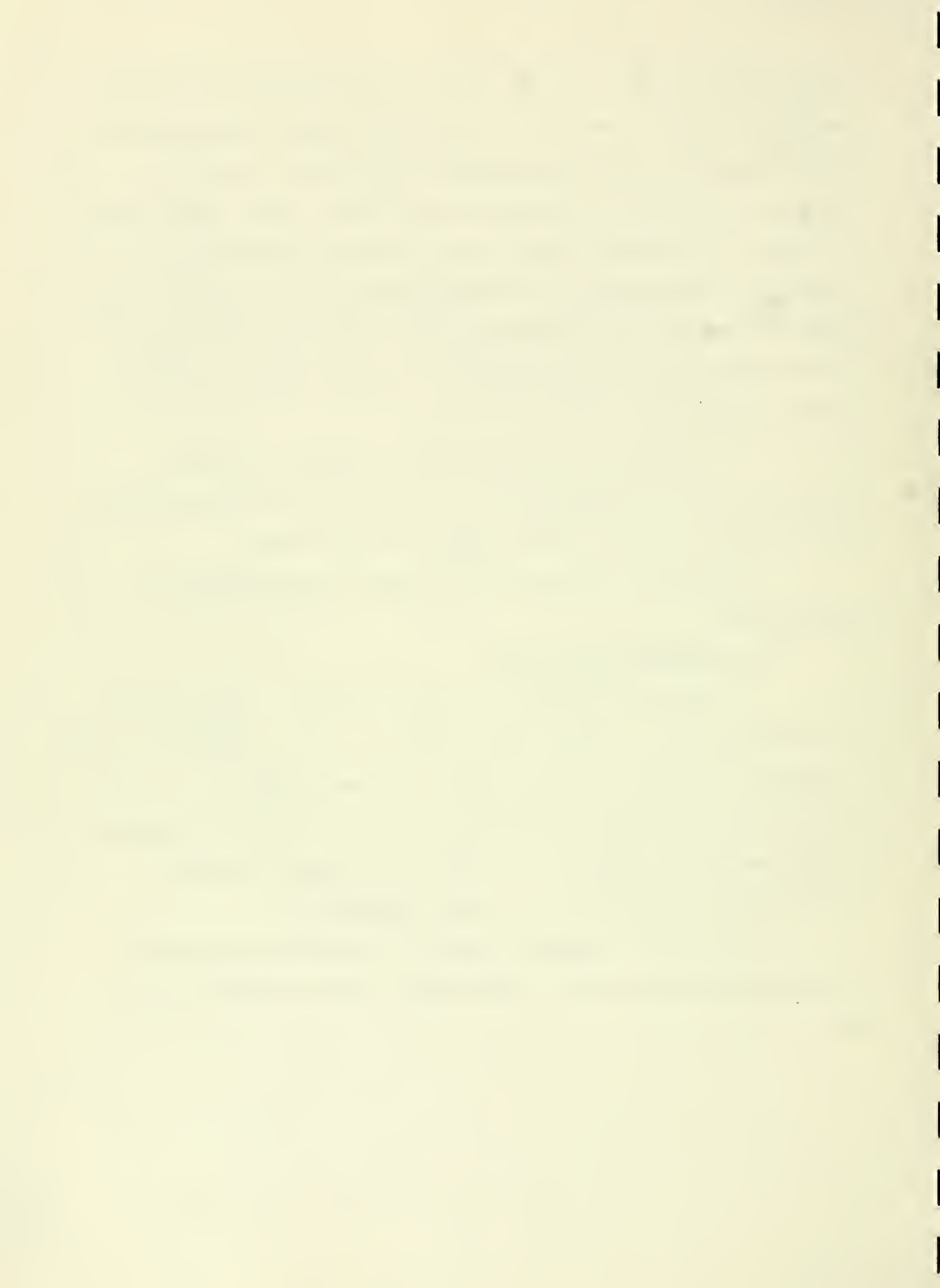
It is further recommended that this site be developed by the State as part of its interim land use program prior to implementation of its arterial road and relocated Orange Line transit plan.

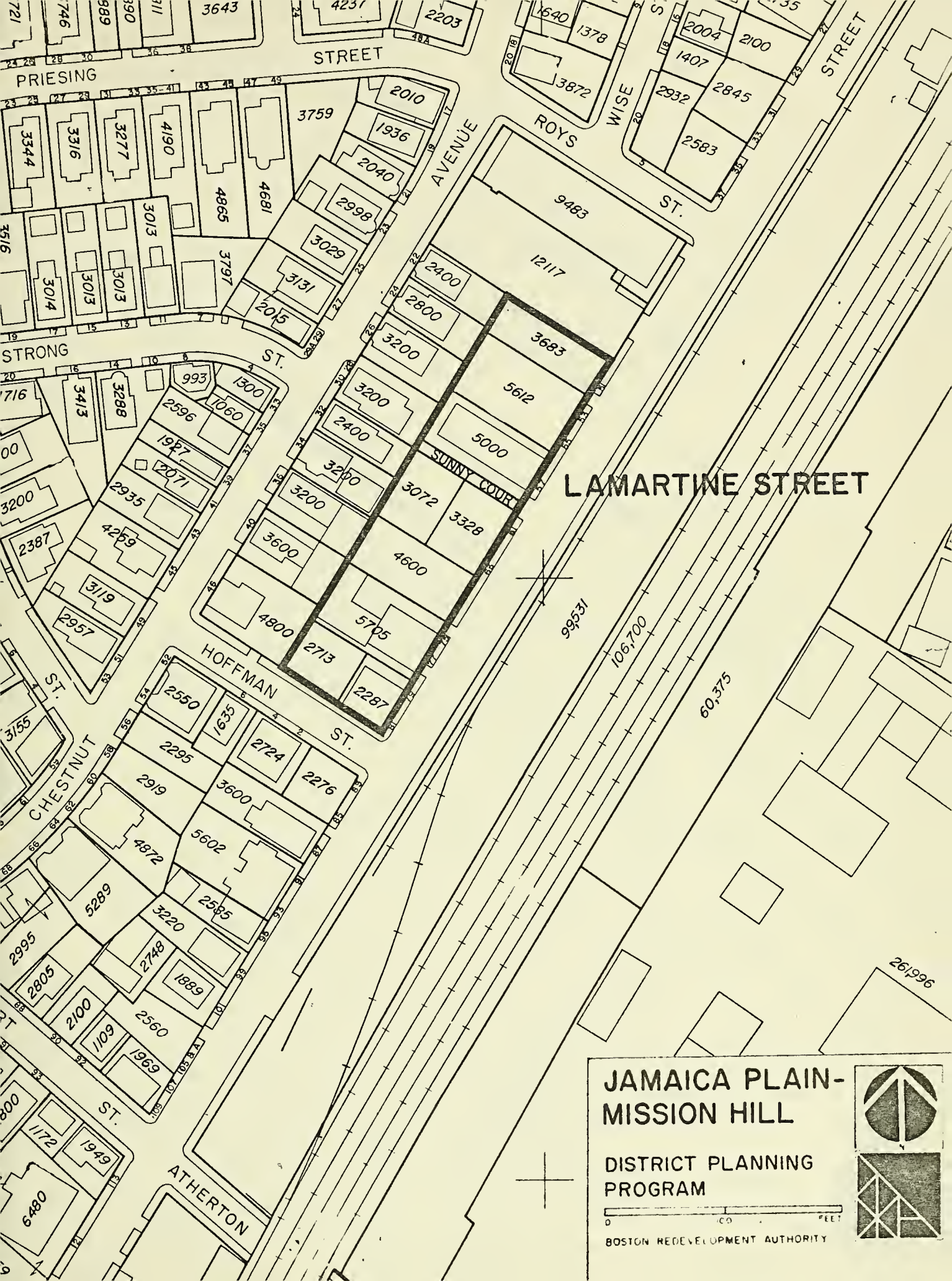
The site is appropriate for a playing field, basketball or tennis courts.

3. Development of Play Area

A city-owned informal play area is currently located at 54-56 Paul Gore Street on a .74 acre, mostly level lot. It is recommended that play equipment be installed on this site and an additional 14,000 sq. ft. along Paul Gore Street be acquired next to the site (to the west) for an expanded neighborhood park or playground. (This will also require the taking of a triple-decker residence which is in good condition.)

This site is centrally located in a stable neighborhood which is densely settled and contains a large number of children under 18 years old.





LAMARTINE STREET

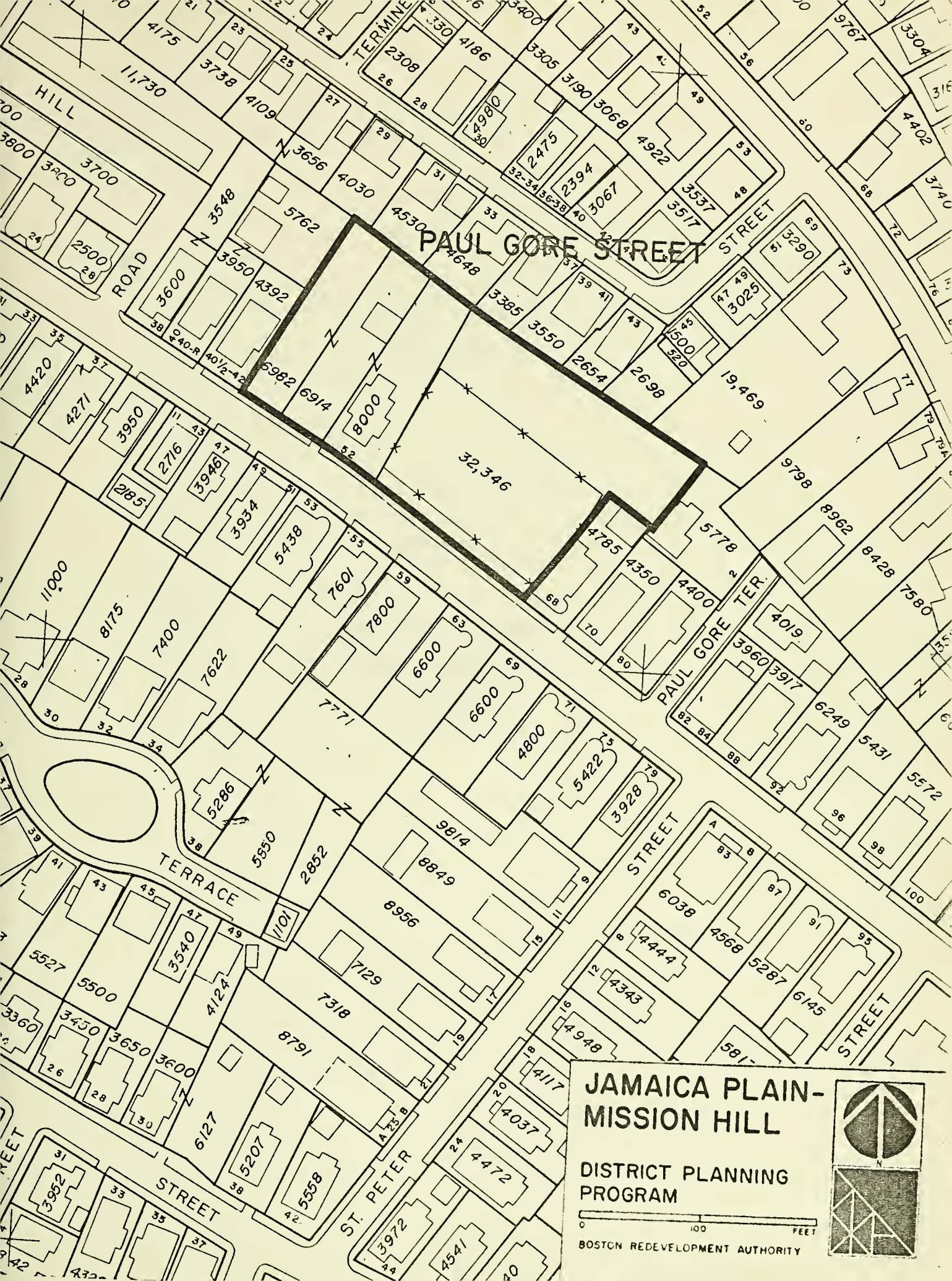
**JAMAICA PLAIN-
MISSION HILL**

**DISTRICT PLANNING
PROGRAM**

0 100 FEET

BOSTON REDEVELOPMENT AUTHORITY

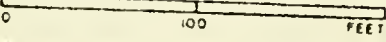




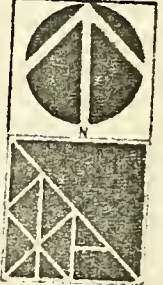
PAUL GORE STREET

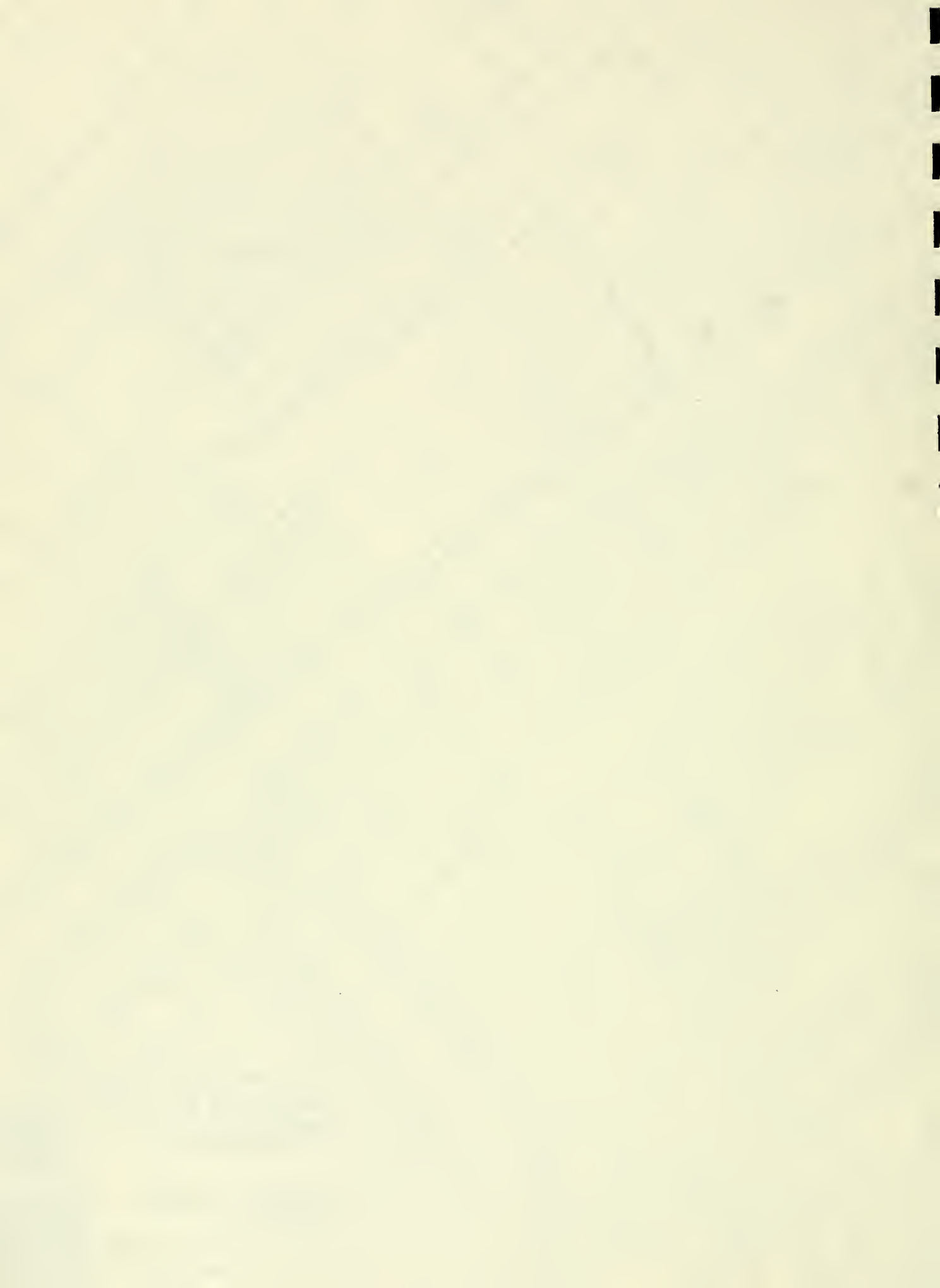
JAMAICA PLAIN-
MISSION HILL

DISTRICT PLANNING
PROGRAM



BOSTON REDEVELOPMENT AUTHORITY





APPENDIX I

JAMAICA PLAIN-MISSION HILL
PUBLIC OPEN SPACE
INVENTORY

Jamaica Plain - Mission Hill's parks and recreation areas have been placed into the five major categories defined in the report. The inventory has been compiled from published reports, interviews and field work completed in December, 1972

1. MAJOR PARKS (3 facilities) Total Acreage: 470 acres

a. Olmsted Park

size: 180 acres

operated by: City of Boston, Parks and Recreation Dept.

location: Between Jamaicaway and Town of Brookline

facilities Provided: 3 softball fields, hiking and bike trails,
passive (sitting) areas

adverse conditions (survey findings):

current plans: under study

b. Jamaica Pond

size: 70 acres

operated by: City of Boston, Parks and Recreation Dept.

location: Jamaicaway, Parkman Drive, Perkins Street

facilities provided: boating, play equipment

adverse conditions (Survey Findings):

current plans: none

c. Arnold Arboretum

size: 220 acres

operated by: Harvard University

owned by: City of Boston

location: Arborway, Centre and Bussey Streets and Penn Central
(Needham Branch) R.R.

facilities provided: sitting areas

adverse conditions (survey findings): none

current plans: none

2. PLAYFIELDS (4 facilities) Total Acreage: 23 acres

a. Parker Hill (McLaughlin)

size: 11.5 acres

operated by: COB Parks and Recreation Dept.

owned by: City of Boston

location: Parker Hill and Fisher Avenues

facilities provided: baseball, softball and Little League fields,
fieldhouse, 2-basketball courts (floodlighted),
playground (new).

adverse conditions (survey findings): access is difficult via Fisher
Avenue access.

current plans: additional floodlighting of basketball and tennis
courts (\$25,200); new play equipment (\$28,000)

- b. Jefferson
size: 4.4 acres
operated by: COB, Parks and Recreation Dept.
owned by: COB
location: Day Street and Grotto Glen
facilities provided: baseball field, basketball court, play area,
fieldhouse.
adverse conditions (survey findings): litter
current plans: floodlighting of baseball diamond and basketball
courts (\$102,800); playground and tot play area
- c. Murphy
size: 4.2 acres
operated by: COB, Parks and Recreation Dept.
owned by: COB
location: Carolina Avenue, Child Street and Vernon Street
facilities provided: baseball field and bleachers (lighted); benches
with tables.
adverse conditions (survey findings): none
current plans: playground and totplay area adjacent to new Agassiz school.
- d. Mission Hill
size: 2.7 acres
operated by: Boston Housing Authority
owned by: COB
location: Mission Hill Public Housing Project
facilities provided: ballfield
adverse conditions (survey findings): none
current plans: none

3. PLAYGROUNDS (6-facilities) Total Acreage: 4.6 acres

- a. Mozart Street
size: 0.8 acres
operated by: COB, Parks and Recreation Dept.
owned by: COB
location: Centre and Mozart Streets
facilities provided: basketball court, swings, jungle gym, tot play
area (new equipment)
adverse conditions (survey findings): no shade provided
current plans: none
- b. Johnson Park
size: 1.5 acres
operated by: MDC
owned by: MDC
location: Lamartine and Green Streets
facilities provided: basketball court, wading pool, two swings, jungle
gym, benches and baseball field
adverse conditions (survey findings): broken glass, litter, basketball
court and swings in need of repair
current plans: none



- c. Albert Street
size: 1.1 acres
operated by: Boston Housing Authority
owned by: COB
location: Bromley-Heath Housing Project (Lamartine & Heath Sts.)
facilities provided: 2-basketball courts, 1-set of swings, 2-slides,
animal climbers, jungle gym
adverse conditions (survey findings): dilapidated swings, bent jungle
gym, rusted slides, 3 out of 4,
baskets unusable, litter
current plans: none
- d. Horan Way
size: 0.4 acres
operated by:
owned by:
location: Bromley-Heath Housing Project (Horan Way)
facilities provided: basketball court, 2-sets of swings, jungle gym,
animal climbers, merry-go-round
adverse conditions (survey findings): swings unusable, jungle gym
bent, merry-go-round broken,
one basket unusable
current plans: none
- e. McDeavitt
size: 0.4 acres
operated by: MDC
owned by: MDC
location: Lamartine and Boylston Streets
facilities provided: 2 basketball courts, jungle gym, slide
adverse conditions (survey findings): baskets lack rims, jungle gym
damaged, slide destroyed; area
has been blighted by the lack
of maintenance in the Southwest
(Penn Central) Corridor.
current plans: new basketball courts, tot lot equipment, benches,
planting of 20 or more trees; this is an "interim"
use in SW Corridor - may be eliminated by proposed
transit and arterial road.
- f. Horadan Way
size: 0.4 acres
operated by: Boston Housing Authority
owned by: COB
location: Mission Hill Housing Project
facilities provided: basketball court, jungle gym, swings
adverse conditions (survey findings): vandalized play equipment, poor
access
current plans: none

4. PLAYAREAS (3-facilities) Total Acreage: 1.3 acres

a. Paul Gore Street

size: 0.7 acres

owned by: COB

location: Paul Gore Street

facilities provided: none

adverse conditions (survey findings): none

current plans: none

b. Beecher Street

size: 0.2 acres

owned by: COB

location: Beecher Street

facilities provided: none

adverse conditions (survey findings): none

current plans: none

c. Jamaica Plain APAC

size: 0.4

operated by: Jamaica Plain APAC

owned by: State Dept. of Public Works

location: Lamartine & Call Sts.

facilities provided: play equipment; two basketball courts; skating
or street hockey

adverse conditions (survey findings): within right-of-way of SW Corridor
an "interim" use, may be eliminated
by proposed arterial road and
transit.

5. SCHOOL PLAYAREAS (9 facilities) Total Acreage: 8.8 acres
(All operated by COB School Dept.)

a. John F. Kennedy

size: 1.1 acres

location: Mozart and Bolster Streets

facilities: none

current plans: none

b. Manning School

size: 1.6 acres

location: Louders Lane

facilities provided: swings, basketball court

adverse conditions: poor access

current plans: none

c. Jamaica Plain High

size: 0.6 acres

location: Elm Street

facilities: none

adverse conditions: none

current plans: none



- d. Bowditch
size: 0.5 acres
location: Segel and Chestnut Streets
facilities provided: none
adverse conditions: Poor access
current plans: none
- e. Fuller
size: 0.4 acres
location: Glen Road and Washington Street
facilities provided: none
adverse conditions: none
current plans: inaccessible from rear of play area because of fences and hill.
- f. Curley
size: 3.0 acres
location: Peishing Road and Centre Street
facilities provided: none
adverse conditions: poor access
current plans: none
- g. Wyman
size: 0.6 acres
location: Wyman, Centre and Forbes Streets
facilities provided: none
adverse conditions: none
current plans: none
- h. Farragut
size: 0.5 acres
location: Huntington Avenue and Fenwood Road
facilities provided: none (open school yard)
adverse conditions: none
current plans: none
- i. Elliot
size: 0.5 acres
location: Holbrook Street and Dunster Road
facilities provided: none
adverse conditions: none
current plans: none

6. MISCELLANEOUS OPEN SPACES (3-areas) Total Acreage: 0.4

- a. Oakview
size: 0.1 acres
location: Oakview Terrace and Centre Street
facilities provided: none
adverse conditions: none
current plans: none

b. Soldiers Monument

size: 0.2

location: Centre and South Streets

facilities provided: none

adverse conditions: none

current plans: none

c. Hyde Square

size: 0.1

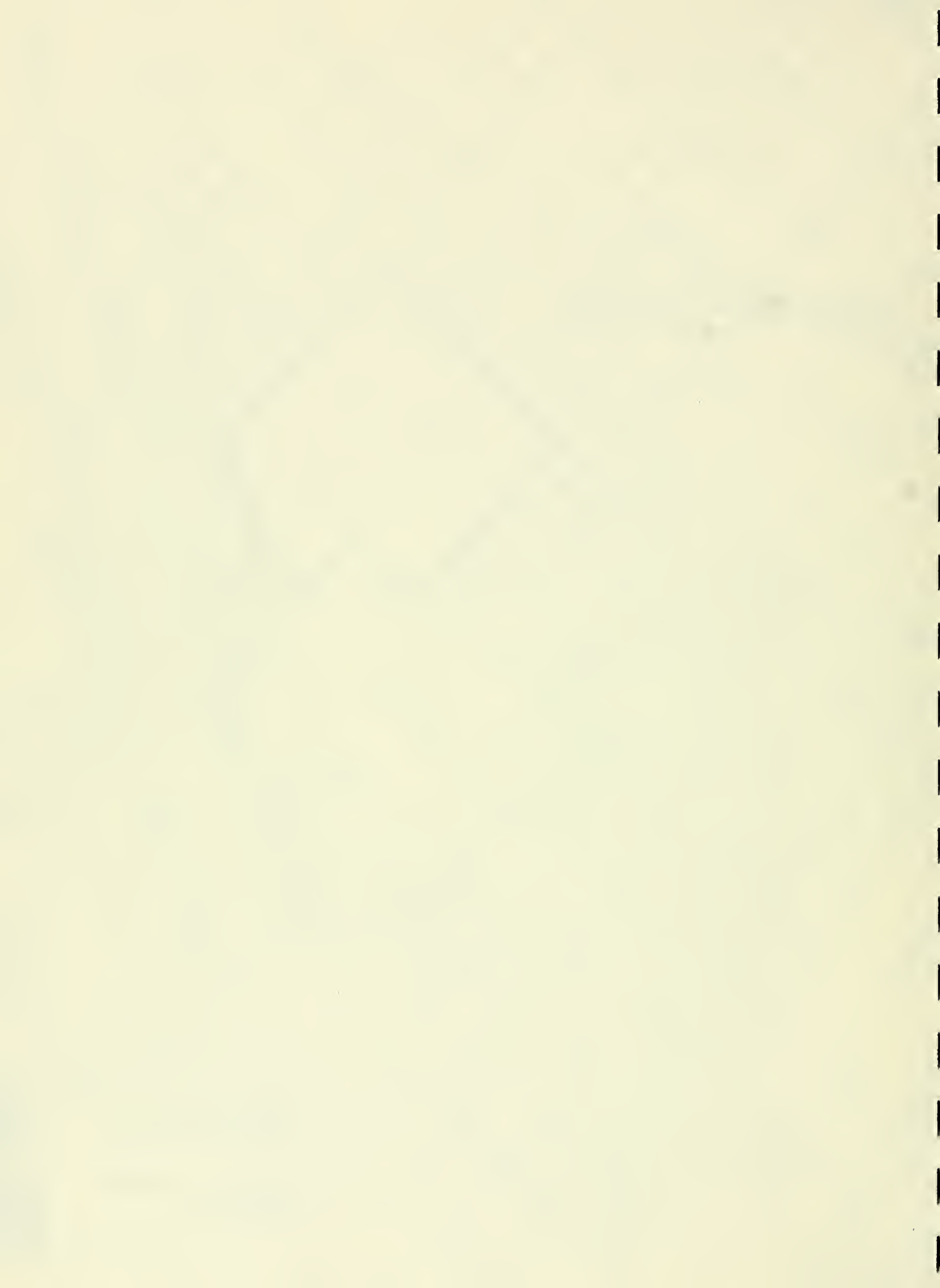
location: Centre and Perkins Streets

facilities provided: benches

adverse conditions: none

current plans: none

APPENDIX II
OLD AGASSIZ SCHOOL
SITE ANALYSIS



OLD AGASSIZ SCHOOL SITE

Size: .96 acres

Location: Burroughs and Brewer Streets

Service Area: Pond Neighborhood

Surrounding Uses: residences, City of Boston off-street parking area and
Centre Street business area

Site Character: level, no vegetation

RECOMMENDATION:

This site should be given a high priority for park development although a portion of the site (adjacent to Centre Street retail stores) should be considered for an access roadway from Burroughs Street to the City of Boston off-street parking facility.

Based on a detailed analysis of the site by the BRA Urban Design Department (see Site Analysis sketch), a list of criteria for designing this park is suggested, as follows:

1. A wide buffer strip be placed along the southwest side of the site to separate nearby residents from the park's activities.
2. Quiet activities such as tennis and sitting should be programmed next to the buffer described in #1 above.
3. Intensive recreational activities such as basketball and street hockey should be placed adjacent to Burroughs Street and the Centre Street retail stores.
4. Nearby commercial activity should be integrated into the park by way of beer gardens or concession stands.
5. Pedestrian pathways linking Burroughs and Brewer Streets to the Centre Street business area should be accommodated in the plan. This will help insure a better used, safer and less vandalized park.

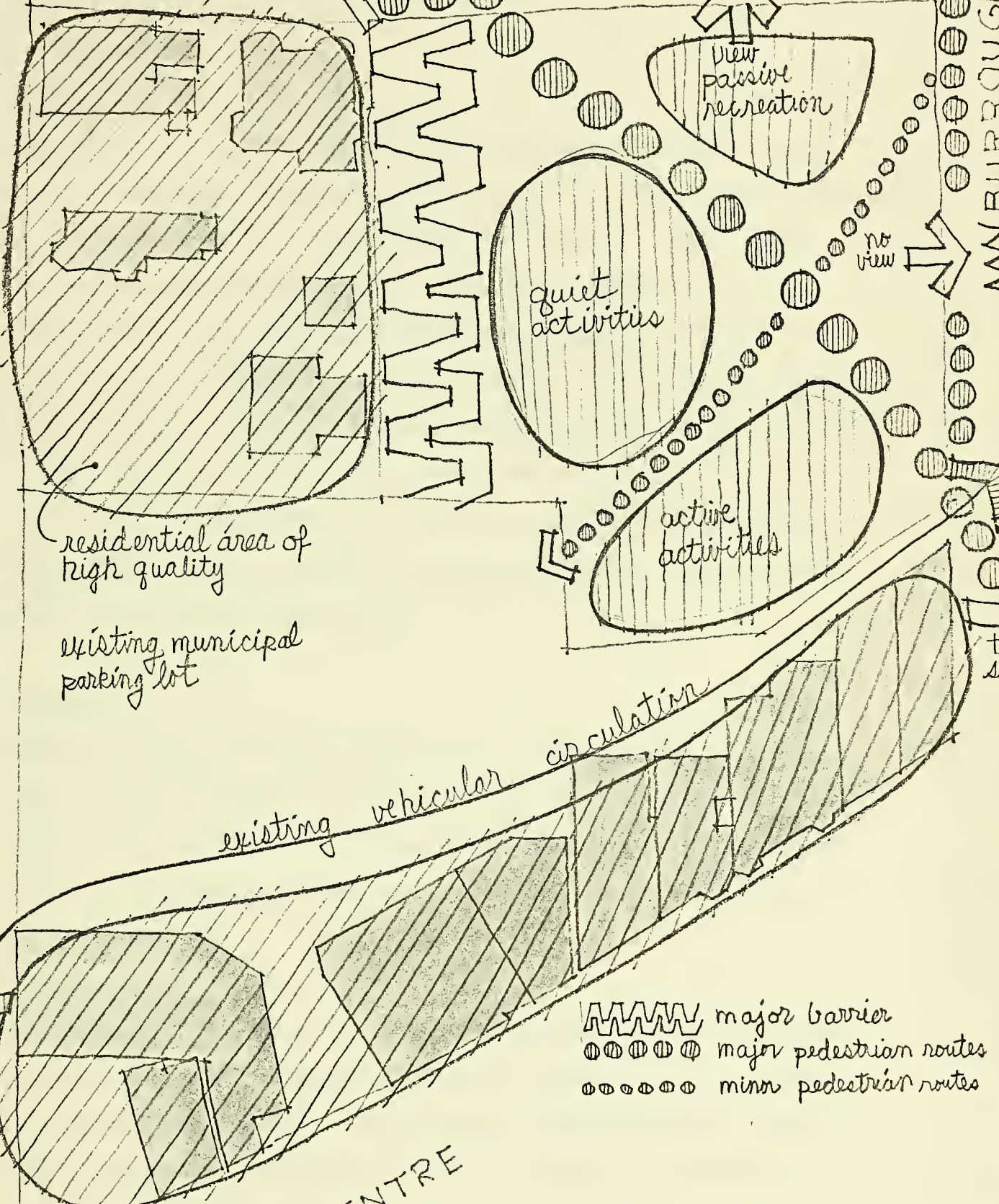
6. To improve visibility of the park from Centre Street and nearby residents should be insured through proper design.
7. Views for passive-oriented park-users should be focused inward toward the park or outward on the adjoining (Brewer Street) residential area.
8. All planting should take its clue from the immediately surrounding area, both as to type and manner of planting.

attractive residential area - weak urban edge

BREWER

MWBURROUGHS

THOMAS



residential area of high quality

existing municipal parking lot

new passive recreation

quiet activities

active activities

no view

to shops

existing vehicular circulation

- ||||| major barrier
- major pedestrian routes
- minor pedestrian routes

AGASSIZ SCHOOL SITE

SITE ANALYSIS

SCALE: 1" = 50'-0"

Design Schemes

Based on the design criteria (listed above), the following alternative schemes for future development of the Agassiz Site are suggested.

Scheme I

This scheme is a modification of a proposal suggested by Ralph Bennett of the Jamaica Plain Planning and Zoning Committee. Pedestrian circulation is accommodated in both diagonal directions across the site. Tennis courts, properly oriented in a N-S direction, are placed next to the nearby Brewer-Thomas Streets residential area, separated from the residences by a buffer strip of major planting. Sitting areas, tot lots, and shelters are placed along the outside edges of the site to facilitate better supervision of the park by pedestrians and neighbors. Noisy activities, such as basketball and street hockey, are sited adjacent to Burroughs Street. Planting is informal and random, similar to that found in the nearby neighborhood.

Scheme II

Basically the same scheme as above with the addition of one more tennis court. Major pedestrian circulation has been retained across the site and access to the courts is provided from the parking lot. This scheme allows for maximum use of the site with active recreation activities.

Scheme III

At the expense of proper orientation, the tennis courts have been placed perpendicular to Brewer Street although the adjoining buffer of planting is retained from Scheme II. The basketball/field hockey facilities are again placed next to Burroughs Street. The remaining odd-shaped rec-

tangular parcel could be developed either for commercial activity or for additional off-street parking. Pedestrian circulation follows the existing sidewalks. A tot lot/sitting and meeting area is located at the corner of Burroughs and Brewer Streets; it is easily accessible and visible to pedestrians. Planting at the corner is formal and attempts to give a definite form to that portion of the site.

Scheme IV

This scheme departs radically from the previous three. Quality and quantity of facilities is exchanged in favor of a greater variety of spaces and opportunities. The entire scheme is based on the premise that major pedestrian circulation is from Burroughs Street diagonally through the site to the off-street parking lot and the Centre Street business area. The buffer strip separating the Brewer-Thomas Streets residential area from the active recreation uses is minimal.

BREWER

tot lot, sitting

BURROUGHS

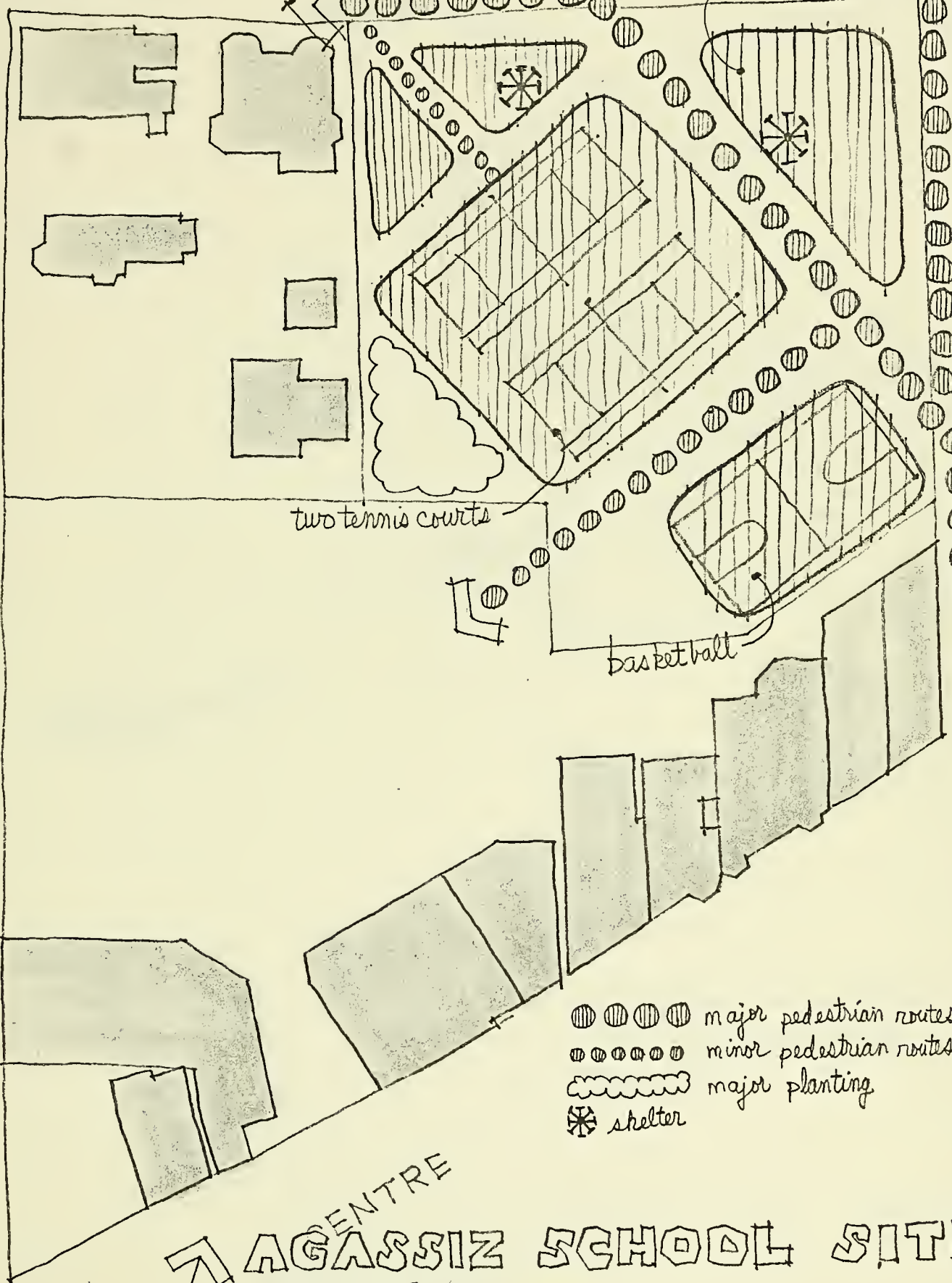
THOMAS

two tennis courts

basket ball

- major pedestrian routes
- minor pedestrian routes
- ☄ major planting
- ✱ shelter


AGASSIZ SCHOOL SITE
 SCHEME I
 SCALE : 1" = 50'-0"



BREWER

BURROUGHS

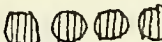
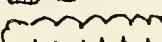
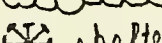
THOMAS

tot. lot & sitting areas

3 tennis courts

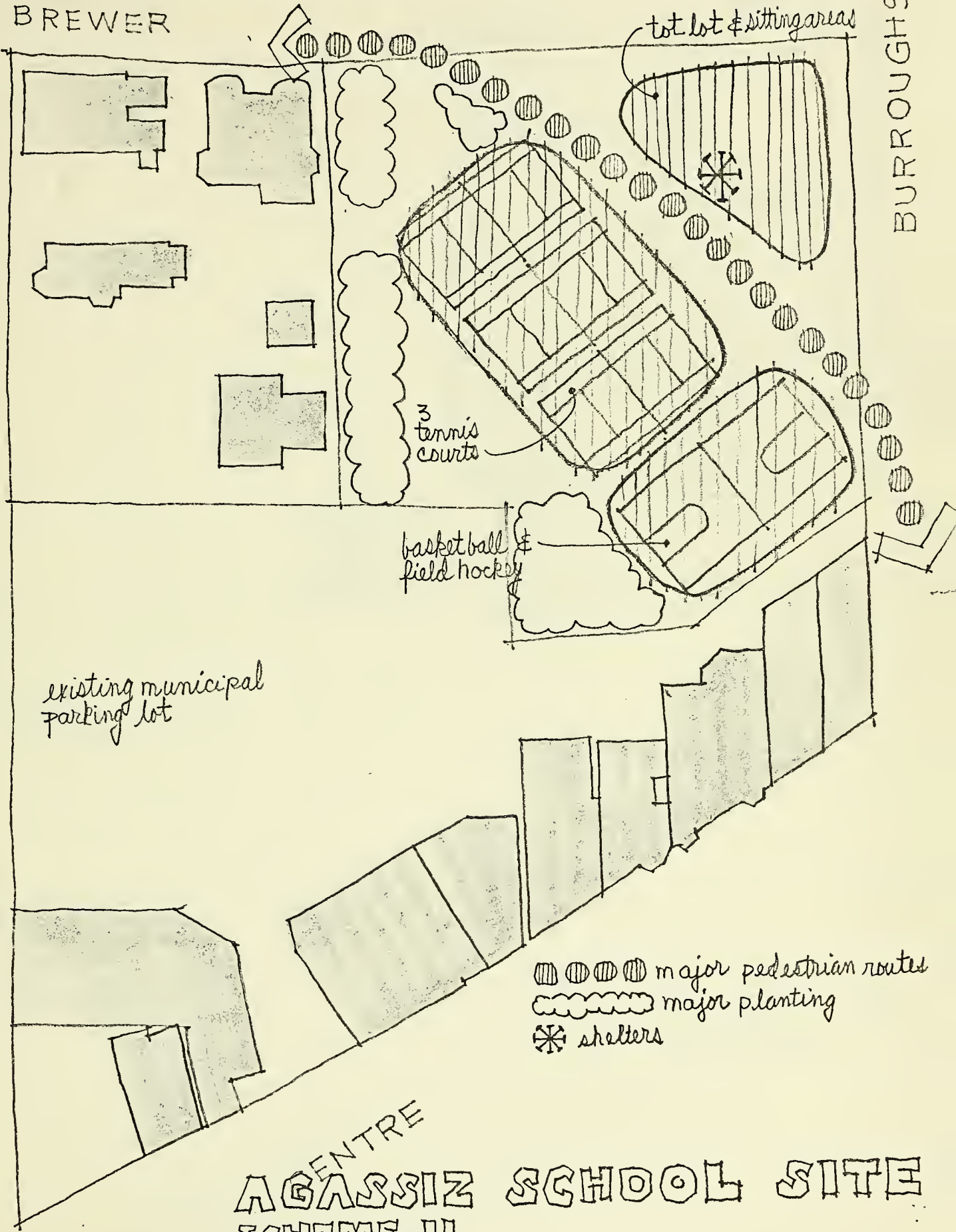
basketball & field hockey

existing municipal parking lot

 major pedestrian routes
 major planting
 shelters

AGASSIZ SCHOOL SITE

SCHEME II
 SCALE: 1" = 50'-0"



BREWER

BURROUGHS

THOMAS

tot lots & sitting areas

sitting areas

basket ball & fields hockey

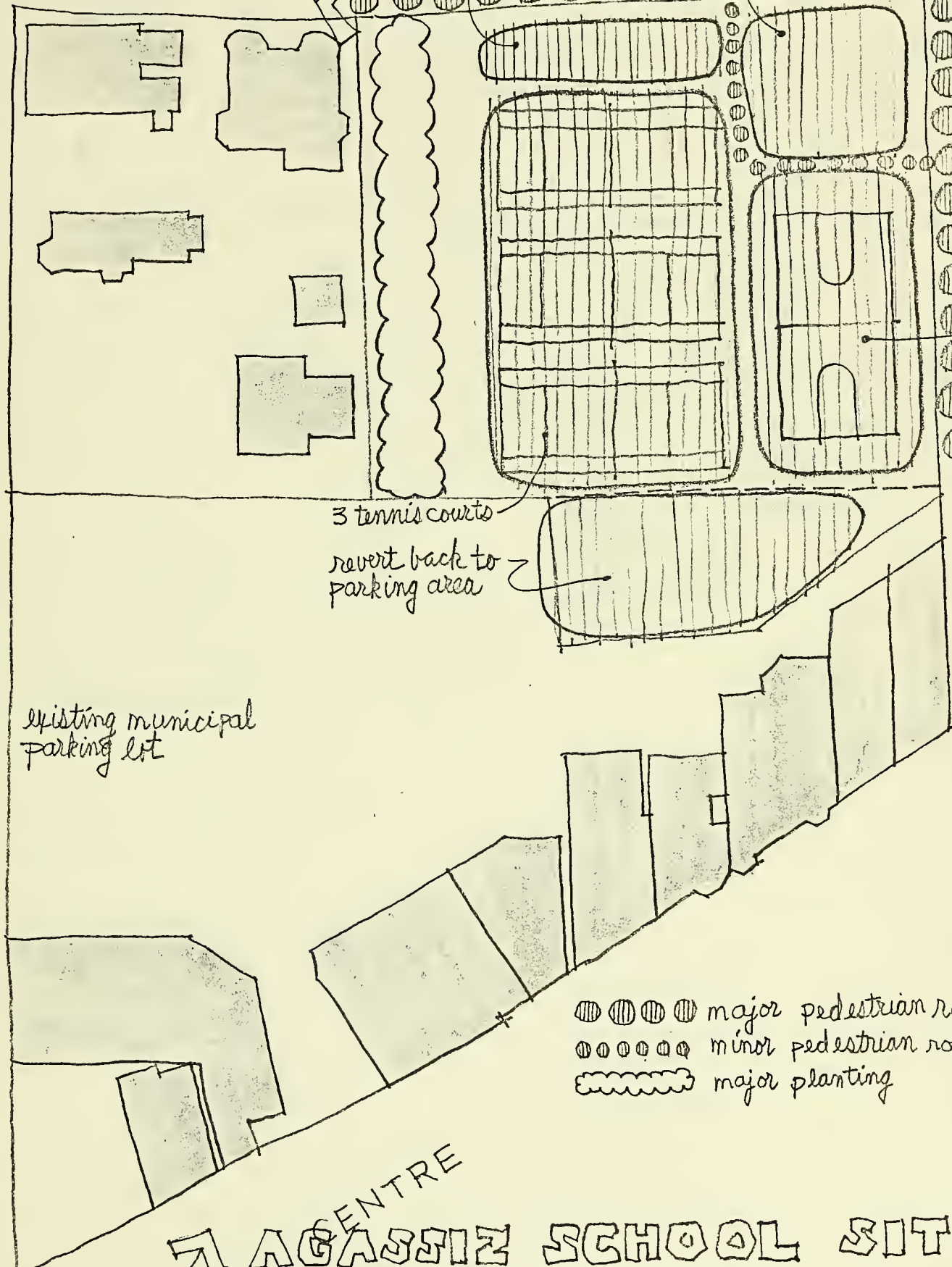
3 tennis courts revert back to parking area

existing municipal parking lot

- major pedestrian routes
- minor pedestrian routes
- ~~~~~ major planting

AGASSIZ SCHOOL SITE

SCHEME 001
SCALE: 1" = 50'-0"



BREWER

BURROUGHS

THOMAS

sitting area

tot lot/sitting

basketball

tot lot

seating

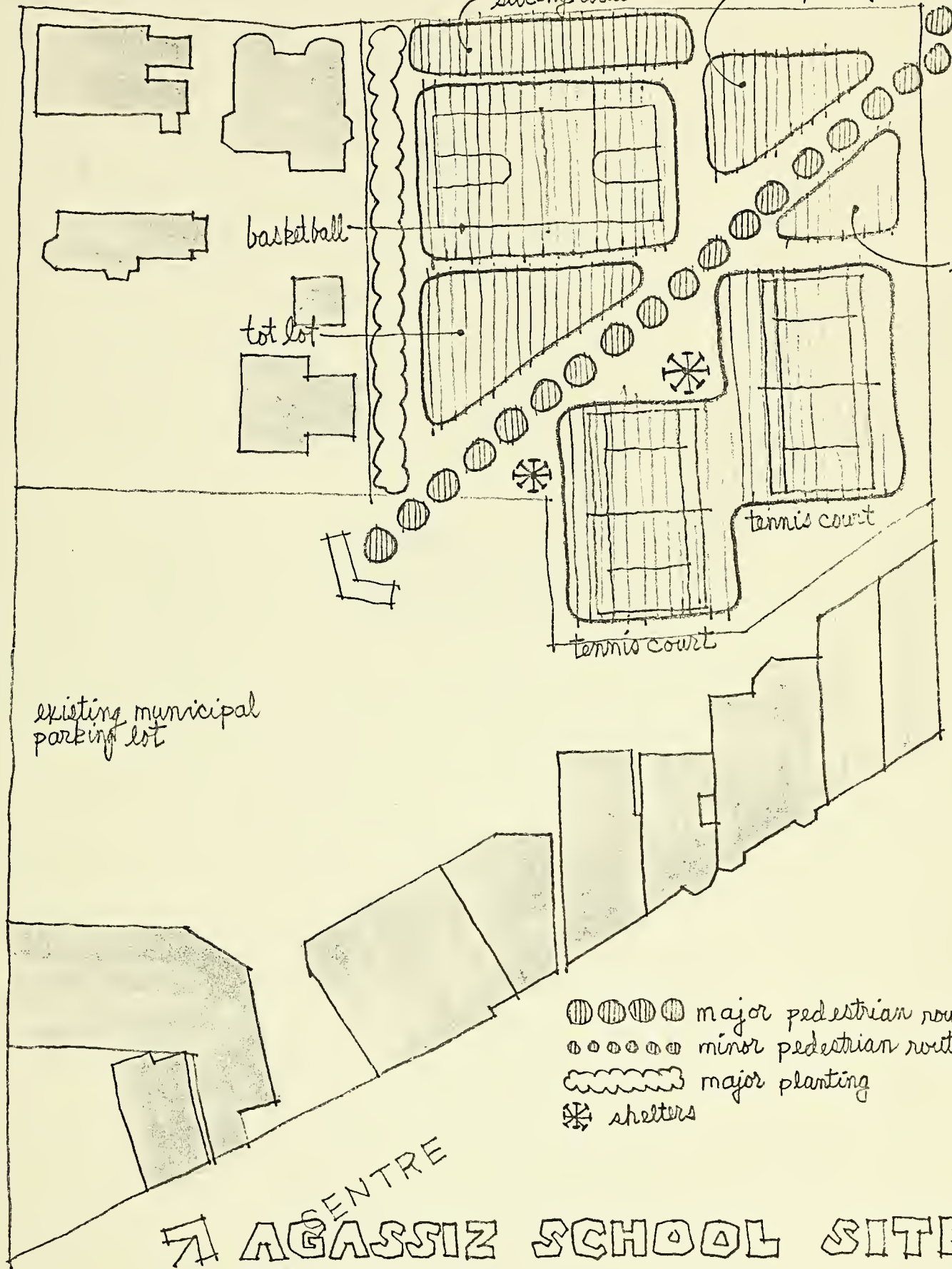
tennis court

tennis court

existing municipal parking lot

- major pedestrian routes
- minor pedestrian routes
- ~~~~~ major planting
- ✻ shelters

AGASSIZ SCHOOL SITE
 SCHEME IV
 SCALE: 1" = 50'-0"



APPENDIX III
POSSIBLE PARK SITES

INTRODUCTION

During January 1973, a number of possible park sites was investigated. While these sites are not recommended for immediate development, they should be considered as sites for future public facilities.

ROCKVIEW - PARLEY VALE AVENUE

Size: 1.4 acres

Location: Corner Parleyvale, Parley Ave., Rockview Street

Service Area: Central Jamaica Plain

Site Character: Wooded; eastern portion has moderate to steep slopes, with numerous rock outcroppings; western half is level.

Surrounding Uses: one family residences, nursing homes, Glenside Hospital

Analysis:

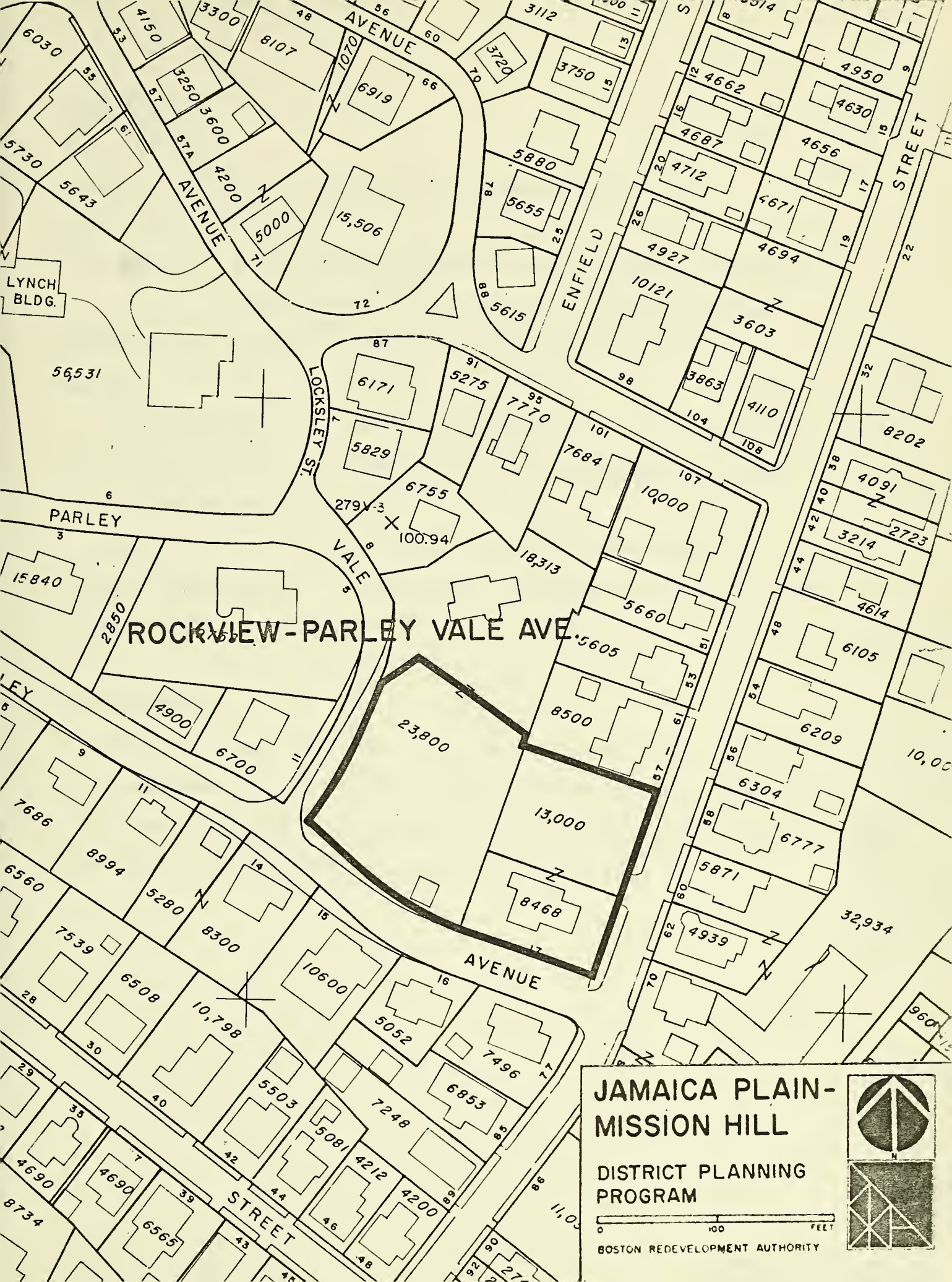
This site has unusual topographic features, which is probably a major reason this site has remained vacant in the middle of a fairly densely settled area. While the site is located in a central location to Jamaica Plain's population, its access is somewhat limited from Centre and Rockview Streets.

Security for this site may be more difficult than for a Flat Site; however, the presence of residences and nursing homes on three sides makes surveillance better.

Aside from access and security problems, probably the chief disadvantage to this site is the awkward terrain which could result in a maintenance problem (or could be an attractive design element).

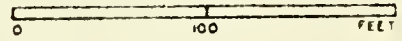
RECOMMENDATION:

Because of unusual topography, good location, and large size, this Site is recommended for a middle priority.



ROCKVIEW-PARLEY VALE AVE

JAMAICA PLAIN - MISSION HILL
DISTRICT PLANNING PROGRAM



BOSTON REDEVELOPMENT AUTHORITY



LEDGE SITE

Size: 6.4 acres

Location: Calumet, St. Alphonsus, and Alleghany Streets

Service Area: Mission Hill

Site Character: A large level area with a 70-foot high granite and Roxbury puddingstone cliff of significant geological importance.

Surrounding Use: Residences and Brigham Circle Business District

Analysis:

The downtown CBD can be viewed dramatically from this site. Recreation needs in this area are not critical because of service provided by Parker Hill and Mission Hill playgrounds.

The site should be viewed as a passive area and perhaps seen as an extension of the City's Olmsted Park System (although technically it is not a part).

RECOMMENDATION:

Because the Ledge Site is not in an area in critical need of recreation, it is recommended this site be given a middle priority; however, future acquisition by the City should be considered if sufficient funds become available in order to preserve the cliffs and dramatic view of the city.

CHESTNUT AVENUE SITE

Size: .91 Acres

Location: 236 Chestnut Avenue

Service Area: Central Jamaica Plain

Site Character: Rock, sloping, steep grades to east, attractively wooded

Surrounding Uses: Residences

Analysis:

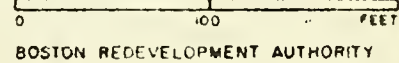
The site is located within an area which is fairly well served already by recreation facilities. While the site is attractive, its rough terrain would make development costly and difficult. It probably has remained vacant because of this large development cost.

RECOMMENDATION:

Because of rough topography and difficulty of development on most of the site, it is recommended this site be given a low priority.



**JAMAICA PLAIN-
MISSION HILL**
**DISTRICT PLANNING
PROGRAM**



BOSTON REDEVELOPMENT AUTHORITY



DUNGARVEN ROAD SITE

Size: 1.0 acres

Location: Dungarven Road

Service Area: Forest Hills

Site Character: level except for rear portion that contains a fairly steep slope which is wooded.

Surrounding Uses: Residences (some in fair condition)

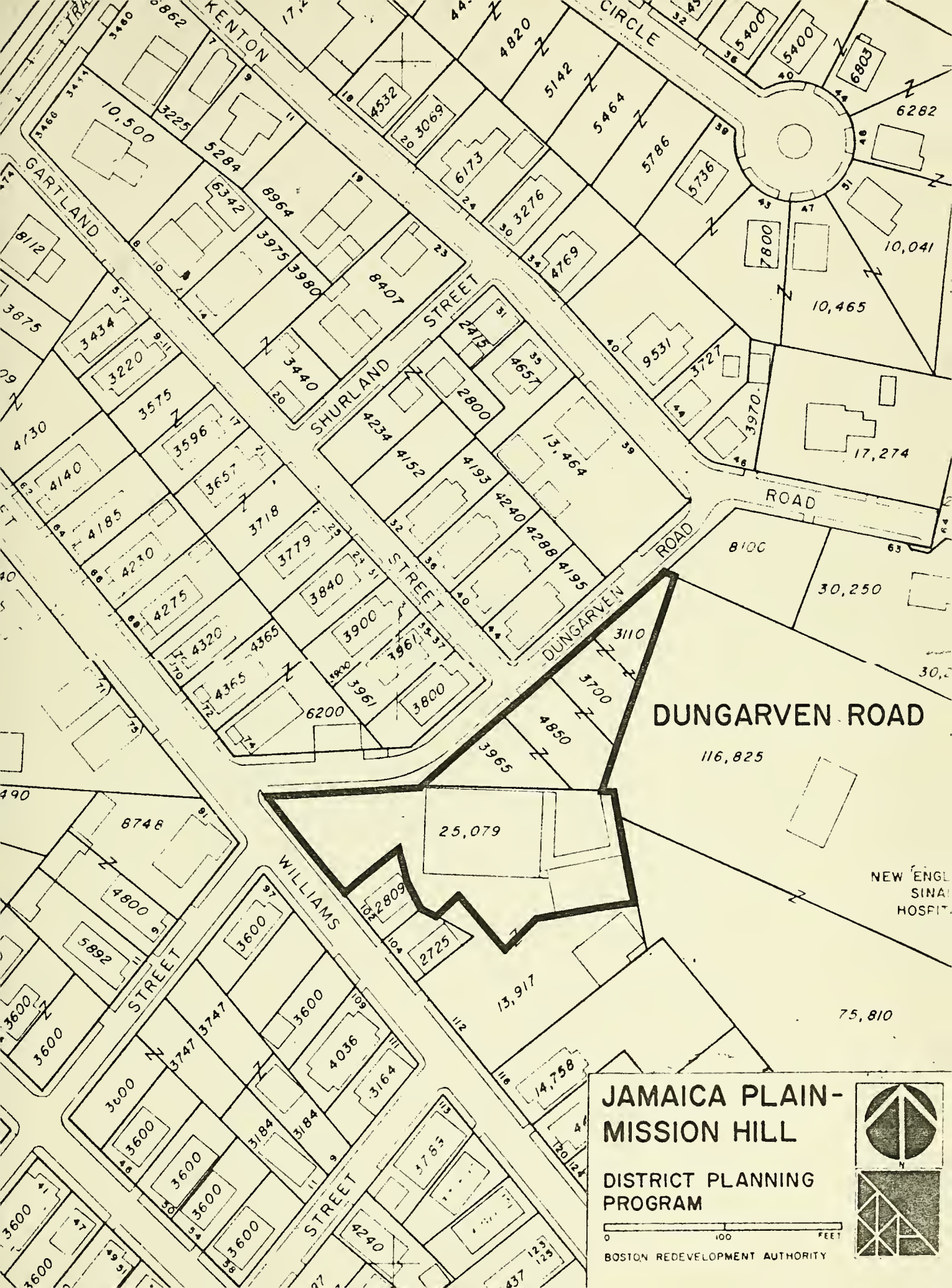
Analysis:

Although this site is close to Franklin Park, the neighborhood has limited access to this major open space. Nearby sections of Franklin Park do not contain play facilities.

The site is on the edge of this neighborhood. The surrounding residences appear to be fairly well kept.

RECOMMENDATION:

Because the site is on the edge of the Forest Hills Community, this site is given a low priority for future park development.



DUNGARVEN ROAD

116,825

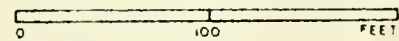
25,079

NEW ENGL
SINAI
HOSPITAL

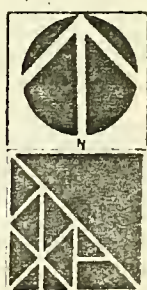
75,810

JAMAICA PLAIN- MISSION HILL

DISTRICT PLANNING PROGRAM

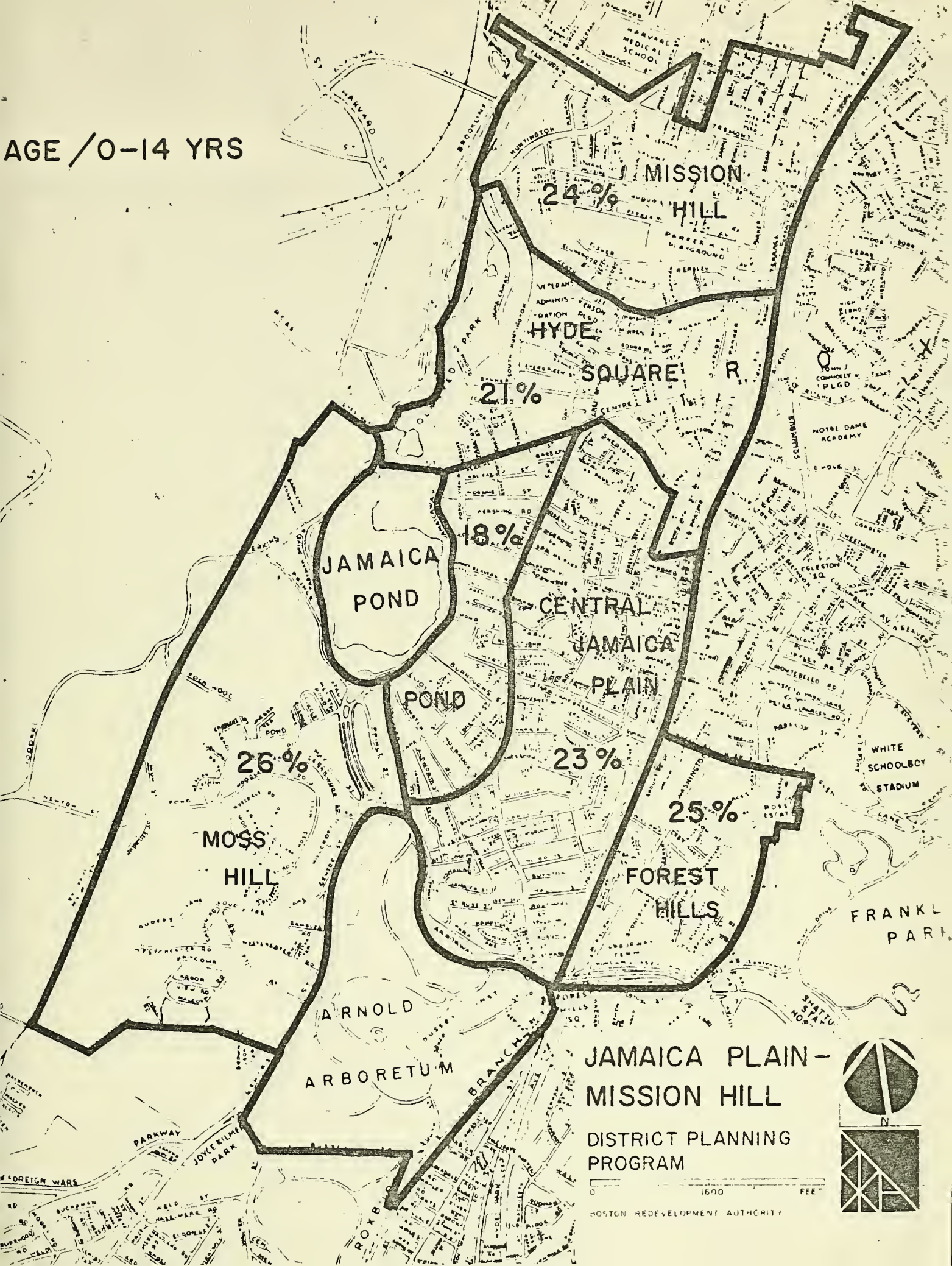


BOSTON REDEVELOPMENT AUTHORITY



APPENDIX IV
POPULATION DATA

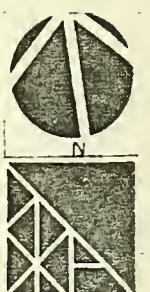
AGE / 0-14 YRS



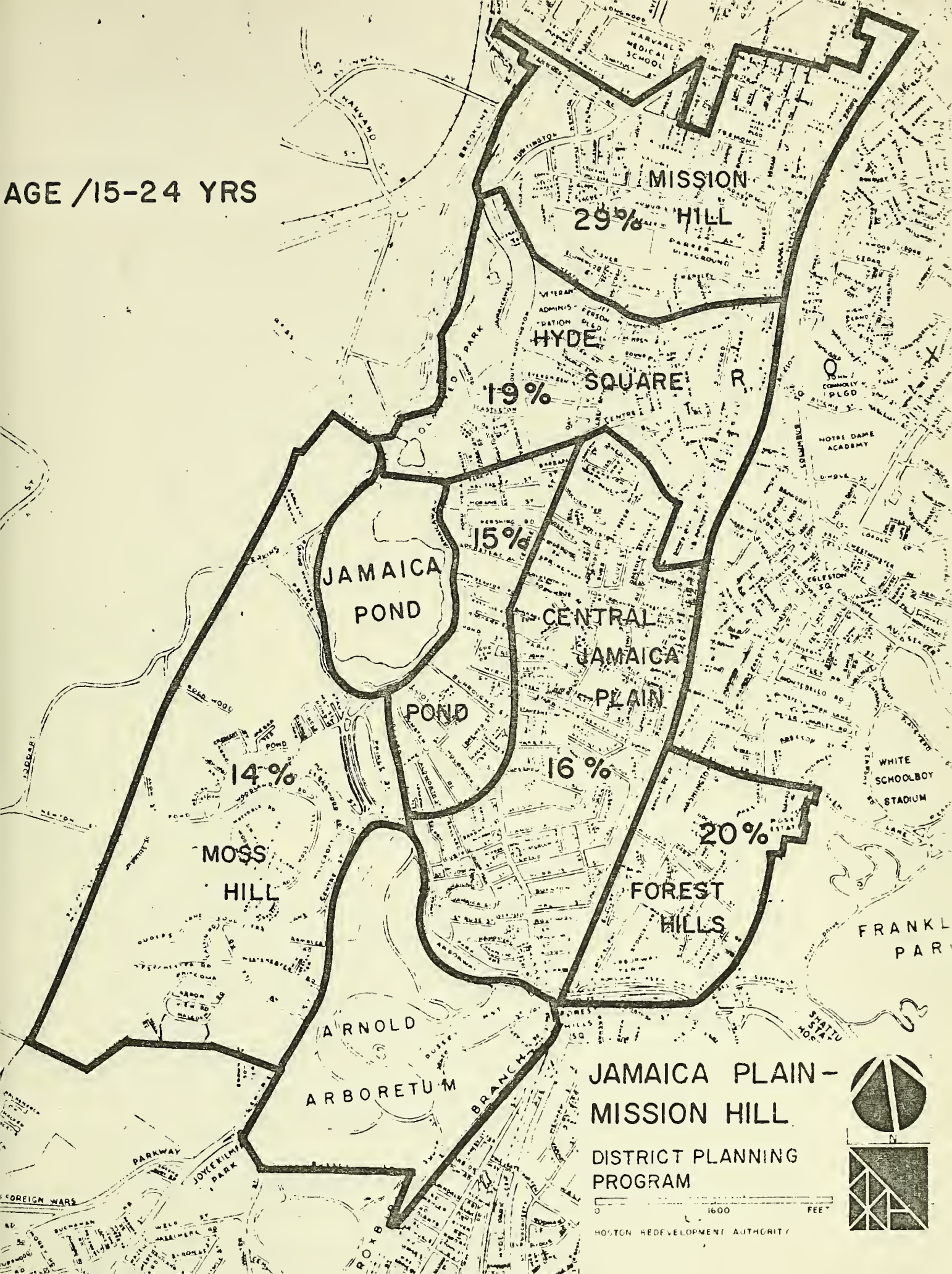
JAMAICA PLAIN - MISSION HILL DISTRICT PLANNING PROGRAM

0 1600 FEET

BOSTON REDEVELOPMENT AUTHORITY



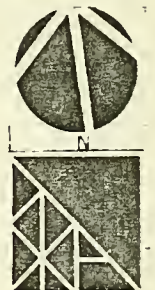
AGE /15-24 YRS



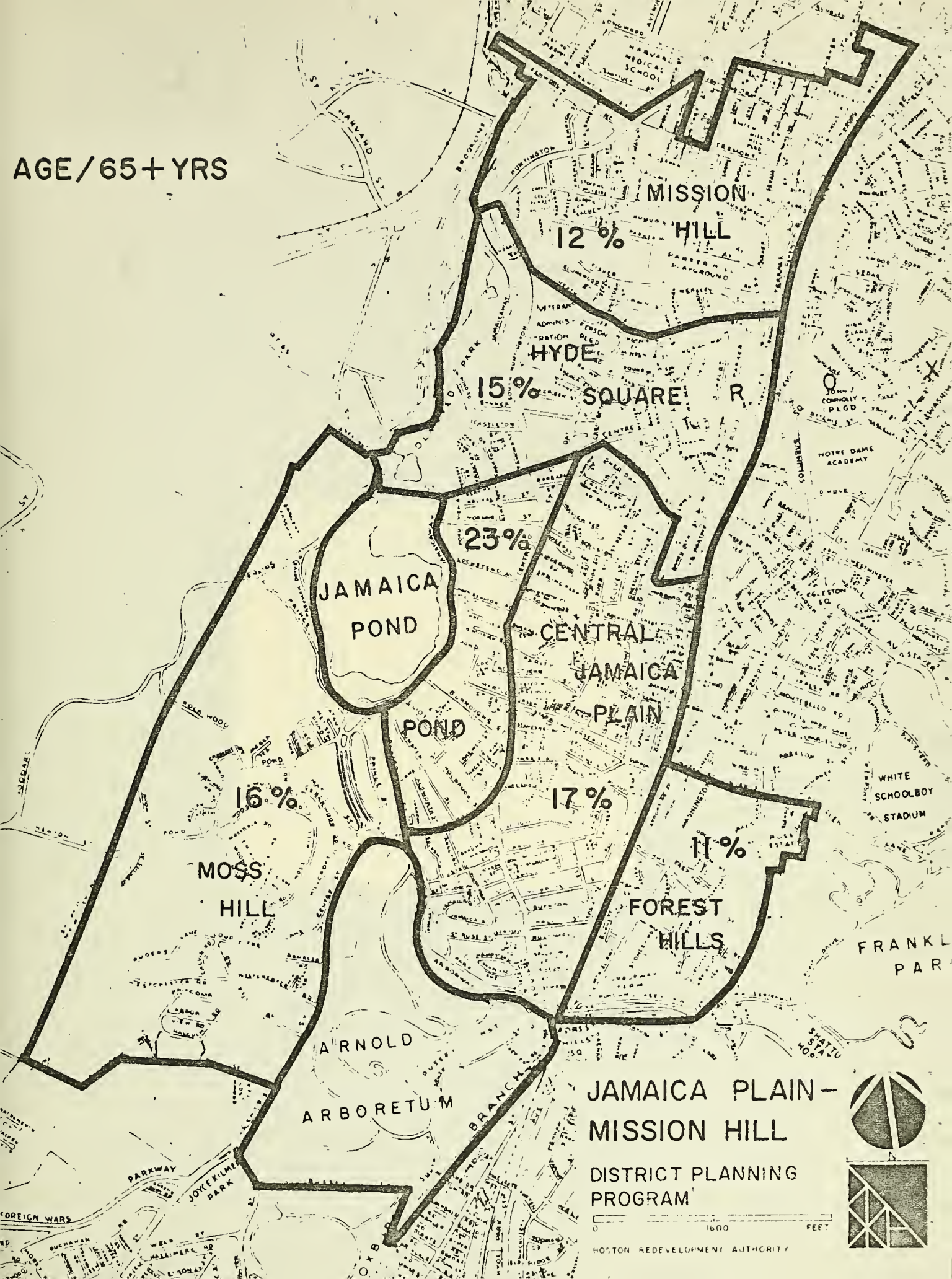
JAMAICA PLAIN - MISSION HILL DISTRICT PLANNING PROGRAM

1600 FEET

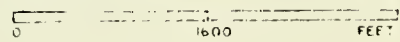
HOUSTON REDEVELOPMENT AUTHORITY



AGE / 65 + YRS



JAMAICA PLAIN - MISSION HILL
DISTRICT PLANNING PROGRAM



HOSTON REDEVELOPMENT AUTHORITY

